



McClellan AFB Restoration Advisory Board Meeting Wednesday, July 21, 1999

Meeting AGENDA (Amended for Committee Details)

		(Approximate Length)
Introduction, Welcome and Announcements	Del Callaway & Paul Brunner	15 minutes
Member Attendance and Sign-In	Del Callaway	
Purpose of the RAB and Ground Rules	Del Callaway	
AF Statement	Paul Brunner	
Approval June 2, 1999 Meeting Minutes	Del Callaway	
Current News	Paul Brunner	
Review of Action Items	Paul Brunner	
Committee Election Results	Del Callaway	5 minutes
Vote on Prospective New RAB Members	Del Callaway	5 minutes
Sacramento Wildlife Care	Jolene Benfield	10 minutes
West Area Update	Paul Brunner	5 minutes
Committee Reports		50 minutes
Community Relations	Sheila Guerra	
Base Reuse/Relative Risk Ranking	Del Callaway	
-Reuse Planning	Stanford Ranch	
-EM Support of Reuse	Rick Solander	
Technical Report Review	Chuck Yarbrough	
RAB Advisory Worksheet Report	Paul Brunner	
IRP Update	Phil Mook & Jerry Vincent	10 minutes
Other Business		
Next RAB Agenda Topics?	RAB Members	5 minutes
Recap Current Action Items	Meeting Coordinators	5 minutes
Public Comment and Questions*		10 minutes
Closing Remarks/Adjourn	Del Callaway & Paul Brunner	

** Questions will be accepted orally or from comment cards provided at the meeting. Each agenda item will conclude with time for questions that concern that subject. Because of time constraints, speakers are asked to limit their questions or comments to three minutes. Due to the necessity to adhere to the agenda, attendees are encouraged to direct questions on subjects other than what is presented during the meeting to Environmental Management staff members during the poster board sessions before and after the RAB meeting. Thank you for your cooperation!*

**McClellan AFB Restoration Advisory Board (RAB)
Meeting Transcript
July 21, 1999**

Members attending: Randy Adams, DTSC; Paul Brunner, DoD Co-Chair; Del Callaway, Community Co-Chair; Bill Gibson; Sheila Guerra; Joe Healy, U.S. EPA; Mike Lynch; Alex MacDonald, RWQCB; Linda Piercy; Bill Shepherd; Cheryl Stokely; Charles Yarbrough Sr.; Imogene Zander.

Members not attending: Barry Bertrand; Mannard Gaines; Tovey Giezentanner, Rep. Doug Ose's Office; Anthony Piercy; Cody Tubbs, Rep. Matsui's Office.

Others attending: Paul Bernheisel, AFCEE; Merianne Briggs, McClellan AFB; Doug Bruegeman, Community Member; Tim Chapman, TRW; David Cook, Kleinfelder; Ron Hergenrader, Jacobs Engineering; Alan Hersh, Stanford Ranch; Don R. Jones, CET; Frank Miller, Community Member; Phil Mook, McClellan AFB; Mike O'Brien, Beale AFB; Michael Poston, Beale AFB; Nathan Schumacher, DTSC; Rick Solander, McClellan AFB; Jerry Vincent, McClellan AFB; Ed Wickenberg, Sacramento Wildlife Care; Roxanne Yonn, Radian International.

TRANSCRIPT

INTRODUCTION, WELCOME, AND ANNOUNCEMENTS

Member Attendance and Sign-In

Mr. Del Callaway: Good evening. I'd like to welcome everyone to the McClellan Restoration Advisory Board meeting tonight. The first thing on our agenda is membership attendance. I hope everybody signed in.

Purpose of the RAB and Ground Rules

And the purpose of the RAB ground rules, we all know the purpose of the RAB is to advise McClellan on their cleanup. And we have our Air Force statement by Mr. Brunner.

1 Unknown Female: I don't think your microphone is on.

2
3 Mr. Paul Brunner: Is this one on?

4
5 Unknown Female: I don't think so.

6
7 **AF Statement**

8
9 Mr. Paul Brunner: All right we made it somewhat of a tradition here to read a statement as to
10 where we are coming from — from the Air Force perspective, why we're holding these meetings.
11 So let me go ahead and read the statement.

12
13 "McClellan Air Force Base is here tonight because our past industrial operations and disposal
14 actions created pollution. We regret and apologize for those actions. Although no one here in this
15 room tonight is directly responsible for the contamination caused in the past, we are responsible
16 for fixing it. We know we have a problem and we're doing our best to solve it. We want your
17 opinions and your advice. That is why we're here."

18
19 **Approval June 2, 1999, Meeting Minutes**

20
21 Mr. Del Callaway: Our next item on the agenda is approval of the 2 June minutes. I'll ask the
22 RAB members if they have any corrections or deletions or additions to the 2 June minutes.

23
24 Ms. Sheila Guerra: I have some comments on that. Sheila Guerra speaking.

25
26 Mr. Del Callaway: I don't think your thing is working either.

1 Ms. Sheila Guerra: Sheila Guerra speaking. I have some items in the minutes since I wasn't at
2 the last RAB meeting. And a lot of members were absent. So I was wondering if we have the
3 time to update some of these items that I have questions about.

4
5 Mr. Del Callaway: What page would they be on?

6
7 Ms. Sheila Guerra: I was concerned about the update on Building 781, and it was on page 11.

8
9 Mr. Paul Brunner: Building 7... Are we on the same minutes?

10
11 Ms. Sheila Guerra: 781.

12
13 Mr. Paul Brunner: Oh, down at the bottom.

14
15 Ms. Merianne Briggs: Line 26.

16
17 Mr. Paul Brunner: What's the concern, Sheila?

18
19 Ms. Sheila Guerra: I would think it has something to do with where the area was, where this
20 building is.

21
22 Mr. Del Callaway: OK. I think this was my comment on an area that was pointed out to me by
23 a person on — I don't know the name of the street. It's a street that dead-ends into Building 786-
24 A fence, which does not go through. And when the individual was telling me they were pointing
25 to a building off to my right, which was identified as Building 781. I think, Mr. Mook, I think
26 you were the one who said that was 781.

1 What was reported to me was that nearby that building was a pit, and I don't recall that — I think
2 the question was, I didn't recall that particular pit being identified in any of our previous
3 identification of pits.

4
5 Ms. Sheila Guerra: That's kind of my question. Will this be identified and when will we get
6 an update on it?

7
8 Mr. Paul Brunner: I think in the minutes later on, Sheila, I made a comment that we would
9 follow up on it, on page 12, to get the information and the follow-up and you would see it come
10 out in our investigation reports.

11
12 Ms. Sheila Guerra: I mean, do you have a time frame when that might happen?

13
14 Mr. Paul Brunner: I don't right here.

15
16 Ms. Sheila Guerra: Because I'm a little concerned about it and I don't want to let it pass by us.
17 So, I just want to bring it to the attention of the other RAB people in case they weren't here, they
18 didn't read the minutes.

19
20 Mr. Paul Brunner: Well, let me just — Phil do we have a time frame?

21
22 Mr. Phil Mook: No.

23
24 Mr. Paul Brunner: As to — we took the comment. Did we get the contact point to identify
25 where it was or what?

1 Mr. Phil Mook: We did not go out there with Del. But it is a site; 781 is a site and it is
2 being addressed in it's RICS.

3
4 Mr. Paul Brunner: The RICS are investigative reports.

5
6 Mr. Phil Mook: Investigative reports. I still want to go out with you, Del. I've made a trip
7 out there. That investigative report is not final yet, but to talk with the person that you spoke
8 with. But, yes, it is identified as an IRP site out there, official site — right under — if I could go
9 to the map, I could show you where it is.

10
11 This area right here — it's also on this map right here. This is — it's almost the western-most
12 portion of McClellan Air Force Base on the south end.

13
14 Mr. Paul Brunner: So, Phil, is it fair to say, the site that we think that was identified was
15 identified before and we've been working on it?

16
17 Mr. Phil Mook: It has been identified and it is in both our VOC (volatile organic
18 compound) program and our nonvolatile program.

19
20 Mr. Paul Brunner: Sheila, when we go visit the site, if it's not the same, then we need to go
21 look at the other site. But we think we've captured it.

22
23 Ms. Sheila Guerra: OK.

24
25 Mr. Del Callaway: OK, thanks Phil. Is that it Sheila?

26
27 Ms. Sheila Guerra: Oh no, I have some more things.

1 The other one is Well 1019, and go to page 54. I was concerned about the testing. When exactly
2 will you be doing the testing? From what — it was a little confusing. I was wondering if it was
3 going to be in August.

4
5 Mr. Phil Mook: Yes.

6
7 Ms. Sheila Guerra: OK.

8
9 Mr. Phil Mook: August.

10
11 Ms. Sheila Guerra: And the other one was the West Area on page 58. We talk about “they”
12 and the environmental assessment, and my question is, who are “they” and who is doing the
13 environmental assessment? Because it doesn’t state that in the minutes. It mentions Fish and
14 Wildlife, Fish and Game and the regulatory agencies. So if you could just clarify that.

15
16 Mr. Paul Brunner: Sheila, which lines are you looking at on page 58.

17
18 Ms. Sheila Guerra: Well it...

19
20 Ms. Roxanne Yonn: Is that line 22?

21
22 Ms. Sheila Guerra: Yes, 22, I have several areas that I have read through the whole thing, but I
23 couldn’t really identify who the same group of people are that you are talking about. I wasn’t at
24 the meeting and — ecological risk assessors. That’s what I’m trying to identify. Who are the
25 ecological risk assessors?

1 Mr. Paul Brunner: We will talk more on our IRP update about that project again tonight when
2 we give our update. But the assessors, for the sake of right now, would involve the Department
3 of Health. Fish and Wildlife has an ecological assessor, along with EPA. And the Air Force has
4 one that we brought in from San Antonio that has specialized in that area, so there's really four.

5
6 Mr. Del Callaway: OK, I think I see what she's talking about where it says "...and so they
7 were very open to the ecological risk assessor." So "they" is not identifying anybody. So what
8 she's asking is, who are "they"?

9
10 While you think about that, we can go on. Do you have any other questions?

11
12 Ms. Sheila Guerra: Yes, I have some concerns about the discussion, the presentation from Mr.
13 Kelly from Stanford Ranch. And that starts on page 9. Is Mr. Kelly here tonight?

14
15 Merianne Briggs: No, he's not.

16
17 Well, thank you for coming to the meeting. I wasn't here last time, but I read the minutes and you
18 had quite a discussion here. And the discussion — if you would like to step up to the podium,
19 because I'm going to ask you some questions. And I'll try to be as brief as I can.

20
21 Mr. Alan Hersh: I'm not Mr. Kelly. I'm Alan Hersh with Stanford Ranch.

22
23 Ms. Sheila Guerra: OK.

24
25 Mr. Alan Hersh: And we're making a presentation later, so maybe you'd want to hold your
26 questions until then?

1 Ms. Sheila Guerra: Oh, you're going to make a presentation?

3 Mr. Alan Hersh: Part of the presentation...

5 Ms. Sheila Guerra: Wait a minute.

7 Mr. Del Callaway: Sheila.

9 Ms. Sheila Guerra: Are they on the agenda, or what?

11 Mr. Paul Brunner: Yes, Sheila.

13 Ms. Sheila Guerra: OK. Then I'll come back to the minutes at that time. For any other
14 questions pertaining to these minutes I'll come back to them later, if that's OK?

16 Mr. Paul Brunner: Let me come back to find out who the "they" was. During the course of the
17 meetings I will read the context of the paragraph and find out who "they" were in the context of
18 what we got there. So I'll do that, Sheila.

20 Mr. Chuck Yarbrough: Sheila, does that mean you want to forgo passing these minutes?

22 Ms. Sheila Guerra: No, not yet.

24 Mr. Chuck Yarbrough: I mean you don't want them passed until this is resolved?

26 Ms. Sheila Guerra: Well, it's up to the, I mean, if you guys want to make a motion or...

1 Mr. Chuck Yarbrough: No, I just want to know what's your — is that what your main
2 concern is right now?

3
4 Ms. Sheila Guerra: Basically, yes.

5
6 Mr. Chuck Yarbrough: OK.

7
8 Mr. Paul Brunner: We may forgo passing, but I guess I have a point of order. If we take
9 minutes and we went through a process of having them be verbatim, and so we have transcribed
10 them to be verbatim and answering back, I don't mind clarifying the questions. But it is what
11 transpired at the meeting verbatim, that we went through during the course of the meeting, so...

12
13 Ms. Sheila Guerra: Well, I wasn't at the meeting. It's kind of funny when you read the
14 minutes and you're not at the meetings, you identify a lot of things that you would not normally,
15 if you were reading the minutes, if you had been at the meeting. So, if somebody else is reading
16 these minutes, they may be confused at points on different things. So if we don't identify
17 names ...

18
19 Mr. Paul Brunner: That does happen, I agree with that.

20
21 Ms. Sheila Guerra: ... and facts, then whoever is reading those minutes is not going to be
22 aware of what we are talking about. So, basically, that's the point I was trying to make.

23
24 Ms. Merianne Briggs: Excuse me, this is Merianne Briggs. For members for the public, if
25 you do get your transcript and have questions, in the beginning of the transcript there is a letter
26 from me. It does have my phone number on there. So if there is any confusion, please give me a
27 call and I will clarify it at that time. Thank you.

1 Mr. Chuck Yarbrough: Oh, by the way, I do have a couple of changes, direct changes to
2 the minutes. On page 39, where I am stated here — I make a statement here. It says — at the last
3 — it's two sentences; the last sentence says "can you give me — us some kind of feeling when
4 that will supposedly be," it's "supposedly coming out." It should be "supposedly be coming out."

5
6 Ms. Sheila Guerra: What line is that, Chuck?

7
8 Ms. Roxanne Yonn: Chuck, can you give us a line on that please?

9
10 Mr. Chuck Yarbrough: Line 21. Then page 26, line 22. It should be Building 252, line 22;
11 252, it's the number of the building.

12
13 Mr. Del Callaway: Not building 6?

14
15 Mr. Chuck Yarbrough: Correct.

16
17 Mr. Del Callaway: OK, are there any other changes?

18
19 Mr. Paul Brunner: Del, I think I figured out who "they" were.

20
21 Mr. Del Callaway: OK.

22
23 Mr. Paul Brunner: Back on page 58, Sheila. Reading in context, I believe "they" would be the
24 regulatory agencies. The people that are reviewing what the ecological assessors are doing — in
25 the context of what Elaine was talking about, they're talking about reviewing what the ecological
26 assessors are doing and that's the context of the RPMs, the Remedial Project Managers, that
27 include the agencies that were involved.

1 Ms. Sheila Guerra: And who's doing the testing?

2
3 Mr. Paul Brunner: It's Fish and Wildlife with us, Fish and Game, DTSC, EPA are all
4 participating.

5
6 Ms. Sheila Guerra: Is that being subbed out? Is that a contract outside of DoD?

7
8 Mr. Paul Brunner: The ecological assessment?

9
10 Ms. Sheila Guerra: The soil testing you're doing in the side castings.

11
12 Mr. Paul Brunner: The testing will be subbed out. The plan of what we're suppose to do to do
13 the testing will be developed under the guidance of those regulatory agencies, but the actual
14 testing that will be done by contract, the plan for doing the testing, based upon the guidance, will
15 be written by contract, too.

16
17 Ms. Sheila Guerra: Will you keep us updated on that? Who is going to be doing that?

18
19 Mr. Paul Brunner: Right. Again you'll hear some of that tonight, too.

20
21 Ms. Sheila Guerra: Thank you.

22
23 Mr. Del Callaway: Do you want to approve the minutes with the changes or do you want to
24 wait and do them at the end, after the presentation?

1 Ms. Sheila Guerra: It's fine with me. The only other thing I have on here that I might refer
2 back to and that's when Stanford Ranch gives their presentation. I have some questions about
3 some things at that last meeting.

4
5 Mr. Del Callaway: OK, you had some changes also, Chuck? You got your changes in?

6
7 Mr. Chuck Yarbrough: Yes, I just told you them.

8
9 Mr. Del Callaway: OK. Then I think we can go ahead. Oh, with the changes of "they" to
10 reflect the agencies involved and with Mr. Yarbrough's changes, we could go ahead and approve
11 the minutes tonight — approve the minutes now with those changes, correct? OK, you have
12 another question? Go ahead.

13
14 Ms. Sheila Guerra: The other question I had was for Mr. Brunner. You guys talked about
15 Building 252; that was the one with the cement. And you can go to page 31 of the minutes. The
16 one with the PCBs in the storage area, I was concerned about when you will be doing the soil
17 testing after the removal and have you already removed the cement or the foundation over there
18 and is that all gone or...?

19
20 Mr. Paul Brunner: Yes and yes, and I include that in the next topic.

21
22 Ms. Sheila Guerra: OK.

23
24 Mr. Del Callaway: OK, then I'll ask for approval of the minutes by signifying ... what?

25
26 Mr. Chuck Yarbrough: I second the minutes.

1 Mr. Del Callaway: You second it. OK signify by saying “aye.” Those opposed with “nay.”
2 OK, the ayes have it.

3
4 Ms. Sheila Guerra: Mr. Chair.

5
6 Mr. Del Callaway: Go ahead.

7
8 Ms. Sheila Guerra: We forgot to introduce ourselves tonight.

9
10 Mr. Del Callaway: It wasn’t on my agenda, so...

11
12 Ms. Imogene Zander: Who changed the agenda?

13
14 Mr. Del Callaway: Would you like to know who we are?

15
16 Ms. Imogene Zander: Well, somebody in the audience might. I don’t know.

17
18 Mr. Paul Brunner: Well, I think it’s appropriate for the minutes. We can do that. I’m Paul
19 Brunner, the DoD co-chair for the Restoration Advisory Board.

20
21 Mr. Del Callaway: I’m Del Callaway, the community co-chair. And we’ll start down with the
22 gentleman with his hand on his forehead and work this way.

23
24 Mr. Mike Lynch: You all can probably hear me. I’m Mike Lynch. I’m new to this board. I
25 spent 32 years at McClellan Air Force Base. I’ve seen a lot of good come out of this board.

1 Ms. Cheryl Stokely: I'm Cheryl Stokely. I'm in the same position he is. I'm Cheryl Stokely
2 and I will be a new member to this board. I live in the community and am concerned and
3 interested in what's going to happen to McClellan's property in the future.

4
5 Ms. Imogene Zander: Imogene Zander, RAB community member.

6
7 Mr. Chuck Yarbrough: Chuck Yarbrough, Restoration Advisory Board member.

8
9 Mr. Randy Adams: I'm Randy Adams. I'm with the California Department of Toxic
10 Substances Control.

11
12 Mr. Bill Gibson: Bill Gibson, community member.

13
14 Mr. Alex MacDonald: I'm Alex MacDonald. I'm with the Regional Water Quality
15 Control Board.

16
17 Mr. Joe Healy: Joe Healy, with U.S. EPA Region IX.

18
19 Ms. Sheila Guerra: Sheila Guerra, Community Relations chairperson.

20
21 Ms. Linda Piercy: Linda Piercy, RAB community member.

22
23 Mr. Bill Shepherd: Bill Shepherd, community member.

Current News

Mr. Paul Brunner: I think that brings us to current news.

Mr. Del Callaway: Current news?

Mr. Paul Brunner: Right, on current news we have actually — I have six items I wanted to highlight real quickly for the group. During this time is where we try to bring up things like news releases or other areas that may have been in the press about McClellan, particularly the environmental area.

The first one I would like to highlight is on the 15th of June, there was a news release that went out on a spill that transpired at the base. A 50-gallon Maskant spill that fell and spilled on the road. It did block traffic, did cause a little bit of notoriety on the base. And we did have to replace asphalt. It was cleaned up and removed and contained and reported as such.

On the 24th of June, there was a news article that did come out. I know that there was some discussion amongst the RAB (members) internally and it did come up somewhat I think at the last Restoration Advisory Board meeting. But it was announced that URS finalized its acquisition of Dames and Moore and that group. And it does have some impact back and forth with the cleanup, as some of these companies to do work with us directly, and how that plays back and forth within the confines of our cleanup program. So that was finalized and announced.

There was also a news article that came out. The grand jury issued a report for 1998-99. There are copies in the back about it. What the grand jury does do, they go around and visit different areas for comments to review. They did visit McClellan and one of the areas they looked at was the environmental program. There are recommendations that are found in there. They had no

1 recommendations about the environmental program. But they do have comments back there
2 about what was going on. Overall, I thought when I personally talked to them, it was pretty
3 proactive for where they're coming from. You read their report and I think that's the flavor
4 you'll get with it, too.

5
6 The next one was on the 20th of July, there's an article back there, too, an interview that was done
7 on the West Area, on EVOC. What I got in here from reading is that the EVOC project will be
8 moving and will not be in the West Area. So that's a success. I know, Chuck, you may talk about
9 that later, too, maybe that's what you were handing out here. I know that you were quoted in it as
10 a good success for the RAB and for the community and where we're going.

11
12 The next one we have that I'd highlight is at the last RAB meeting we did talk about the PCB-
13 removal project. There was a notification that went out in the fliers on a cleanup that we had for
14 there. The cleanup project did go forward. The contaminated slab is now removed, it is history,
15 and disposed of at a disposal site. We did take the soil samples and the results did come back.
16 There were levels of PCB below one part per million, which is the cleanup standard. So, from the
17 point of view from where we go for this data and that we are done, low levels of PCB are at the
18 site, but that should be all right for where we are, to leave it in place. That'll go through the
19 certification with the state. Once we get the certification, then the site will be cleaned, will be
20 done. So it did transpire and it's now winding down through the paperwork procedures, Sheila,
21 to be finalized.

22
23 The next one is on July 1st, there was a *Bee* article on the County Board of Supervisors Public
24 Meeting on Reuse that took place. It was an opportunity for the Stanford Ranch and the LRA to
25 participate in and interact with the community. And that article is in the back, too. It talks about
26 reuse issues. So those are the ones I wanted to highlight.

1 Mr. Del Callaway: Your spill that you mentioned, was that a government truck or contractor?

2
3 Mr. Paul Brunner: It was a government truck.

4
5 Mr. Del Callaway: Oops.

6
7 Mr. Paul Brunner: It was one of our trucks.

8
9 Mr. Del Callaway: OK. Results from Community Relations Committee on new members. We
10 have two new...

11
12 Ms. Sheila Guerra: Committee election results.

13
14 **Review of Action Items**

15
16 Mr. Del Callaway: We didn't have it. Oh, yes, I'm sorry. Action items left over from previous
17 meetings.

18
19 Mr. Paul Brunner: OK, so we're handing these out?

20
21 Mr. Del Callaway: I was trying to cut Paul off there, but he got in on me anyway.

22
23 Mr. Paul Brunner: All right. What we do do is go through a review of the action items and
24 there's not really that many that are still open. The first one we had for the RAB was to contact
25 Erwin Hayer to obtain his resignation as a RAB member in writing. Sheila, that was your task. Is
26 that still open?

1 Ms. Sheila Guerra: According to the last RAB meeting, Del said he was going to take care of
2 that because he had talked to Erwin Hayer.

3
4 Mr. Paul Brunner: All right. Del?

5
6 Mr. Del Callaway: I talked with Erwin and it's "iffy." He has some things that he's doing and
7 soon as he's finished he'll get back to me. So that's been awhile, so I guess I could recontact him
8 again.

9
10 Mr. Paul Brunner: I think the operative thing is that unless we waive it internally, is that the
11 charter talks about in writing. And right now, officially, we don't have that. So, internally we
12 probably need to deal with that administrative point some way. Probably not right now, but we
13 need to deal with it.

14
15 Ms. Sheila Guerra: Can I ask you — is it legal for him to go ahead and do an e-mail, say for
16 instance, if he doesn't have the time to do — like a mail-out statement or something?

17
18 Mr. Paul Brunner: Well, I think e-mail is writing. I personally would think that would be OK.

19
20 Ms Sheila Guerra: That's acceptable, OK.

21
22 Mr. Paul Brunner: That's something you all would probably work through.

23
24 Mr. Del Callaway: There's no guarantee that he'd get an e-mail, receive it. But I will contact
25 him again. In fact, I will be going near his house probably tomorrow, so I'll stop in and talk to
26 him.

1 Mr. Paul Brunner: OK, the next open action item is, "RAB committees to announce their
2 chairs at the July RAB meeting." And that will follow up when we get to the committees, so
3 they'll do that.

4
5 The next open one is "RAB community members request briefings on North Creek Habitat."
6 That remains open, and the discussion is still there between us and Fish and Wildlife. What we
7 will do on that North Habitat ... that is tied back to the biological opinion for the entire base. So
8 it will remain open. I know we need to come forward to brief you on that when we get to that
9 point. The main focus on that has been the West Area on the base, not the north area, to resolve
10 first.

11
12 The next open action item is "Update the RAB on transition plans from EM to AFBCA at the
13 April RAB meeting." The update was done. It was remaining open on the agenda here to give
14 updates. In that regard, we have been able to obtain approval from AFBCA to start the hiring
15 process. So in the next few weeks — I would hope within the next 30 days we'd be able to start
16 identifying to you the transition as to who is moving, or at least portions of that so that we can
17 start answering other types of questions. I do know that we are working with the AFCEE (Air
18 Force Center of Environmental Excellence) in Texas to build agreements with them where they
19 would be doing portions of our work at McClellan. That would supplement what we're doing
20 today at the base, into the future, predominately post-closure. There are certain things that we are
21 working with AFCEE where they will be doing things on our field oversight on our operations,
22 where we're not going to be fully staffed, but the Air Force will bring in the Air Force Center of
23 Excellence to help us out.

24
25 The manning that we'll have with my group is about 21 people. That will go on.

26
27 Ms. Sheila Guerra: So this is just add on to — can you hear me?
28

1 Mr. Paul Brunner: I can hear you.

2
3 Ms. Sheila Guerra: Is this adding on to your staff?

4
5 Mr. Paul Brunner: It will add on to the staff that is present at the time. Currently, in my group
6 at McClellan — my group does a lot more than just restoration cleanup stuff. So many of my
7 people will not go on beyond closure. They will find other jobs in the community or move on to
8 other jobs outside. Currently I have about 85 people that work for me in EM, and about 21 of
9 them will go over to work for BCA. Supplementing what BCA does for cleanup, there will be
10 some people coming from Texas, from AFCEE, to help on the restoration program also.

11
12 Ms. Sheila Guerra: Is this military DoD or is this just civil service?

13
14 Mr. Paul Brunner: AFCEE is Air Force, and it'll be a combination of military and civilian,
15 most likely civilians.

16
17 Ms. Sheila Guerra: OK.

18
19 Mr. Paul Brunner: OK, the next one is "Invite representative from U.S. Fish and Wildlife
20 Service to participate in RAB training in 1999; subject, biological opinion." With the rate that
21 we're preceding, we're projecting that training to be in the presentation next spring when we get
22 to the point where that would be able to be done. So we're keeping that as a place holder on the
23 open action items too.

24
25 The next open action item is "Update RAB fact sheet on the Web site." And that's a joint action
26 between Merianne and Sheila. From the Community Relations Board and from talking internally,
27 Sheila, we put together the paperwork and I think you guys have the stuff to do and review it.

1 Ms. Sheila Guerra: We're going to follow up on that at the next CR Meeting.

2
3 Mr. Paul Brunner: OK, the last open item that we have is "Discuss need for the alternate
4 RAB membership application as mentioned in the bylaws." And, Sheila, this is an item too that
5 you had on the open action items.

6
7 Ms. Sheila Guerra: That's also going to be at the next CR Meeting.

8
9 Mr. Paul Brunner: OK. There are a couple of action items here that I won't go through. They
10 were closed at the last one. The procedure we have on action items that have been closed at a
11 RAB meeting is that we carry them forward so that they're recorded at the next meeting and
12 shown as closed. So if a member is missed, they know what the action was and what had been
13 taken. With that, if there are no questions we will move to the next topic. OK, Del.

14
15 **COMMITTEE ELECTIONS RESULTS**

16
17 Mr. Del Callaway: OK, back to community committee elections. Mr. Chuck Yarbrough was
18 elected chair of the Technical Report Review Committee. I'm sorry. Why did I write that down?
19 Is that correct, Technical Report Review? Yes, OK. And Ms. Sheila Guerra was elected chair of
20 the Community Relations Committee. And for the Relative Risk Ranking and the Reuse, the
21 election was not held. We did not have enough members present to hold an election. So we'll
22 hold it between now and the next committee meeting time frame. I'll contact the members and
23 set a date to meet and elect a chair. The next thing on the agenda is...

1 Mr. Paul Brunner: Del were there alternates? That were also...

2
3 Mr. Del Callaway: Well, each chairperson can select their own alternates. I think — go
4 ahead, Chuck, you selected an alternate?

5
6 Mr. Chuck Yarbrough: Yes, Imogene Zander here is the alternate chair for the Technical
7 Report Review Committee.

8
9 Mr. Del Callaway: Did you select an alternate, Sheila? Do you have an alternate?

10
11 Ms. Sheila Guerra: Oh, excuse me. Mannard Gaines is my alternate.

12
13 Mr. Del Callaway: Two alternates. The Community Relations Committee recommends that
14 two new members be voted in.

15
16 Ms. Merianne Briggs: Merianne Briggs. We do have their applications, which we'll
17 distribute now to the community member RAB members.

18
19 Mr. Del Callaway: I'll introduce to you Mike Lynch who introduced himself awhile ago. Go
20 ahead, Mr. Lynch, stand up. And Cheryl Stokely, is that correct?

21
22 Ms. Cheryl Stokely: Correct.

23
24 Mr. Del Callaway: OK. Two new members that processed through the Community Relations
25 Committee. We will vote on them at this time. All in favor of accepting these two candidates,
26 would you please signify by raising your right hand. OK. Unanimous. So welcome aboard.
27 You're new members now.

1 Ms. Sheila Guerra: Welcome.

2
3 Mr. Chuck Yarbrough: Get to work.

4
5 Ms. Roxanne Yonn: Excuse me, Del, could we have a count on that so that we have it for the
6 records so it shows it's a quorum and a majority please?

7
8 Mr. Del Callaway: Seven.

9
10 Ms. Roxanne Yonn: Thank you.

11
12 **SACRAMENTO WILDLIFE CARE**

13
14 Mr. Del Callaway: Next thing on the agenda is Sacramento Wildlife Care.

15
16 Mr. Chuck Yarbrough: Oh, by the way, I'd like to say Jolene is not with us here tonight.
17 This is Ed Wickenberg; he's my former supervisor.

18
19 Mr. Del Callaway: You mean it's not Jolene?

20
21 Mr. Chuck Yarbrough: Welcome Ed.

22
23 Mr. Ed Wickenberg: I'm not a Jolene.

24
25 Mr. Chuck Yarbrough: And by the way, I'd like to mention just one thing before you start,
26 Ed. I passed around to each RAB member an article concerning the Sacramento Wildlife
27 Association and also the current newspaper release regarding the West Area. It's circulating
28

1 amongst the audience out there now, the people out there. So make sure you get a copy. And
2 please keep those things moving so everybody gets a copy, so maybe they can see what's going
3 on while Ed is giving his talk. Thank you.

4
5 Mr. Ed Wickenberg: Good evening. My name is Ed Wickenberg. I represent Sacramento
6 Wildlife Care. And, Mr. Chairman, if I start running over my area time there's no tan line. When
7 I retired from McClellan, I lost five points — dropped five points in my blood pressure and when
8 I took off the watch, no tan line. I dropped 10 more. So let me know when I'm getting close.

9
10 Sacramento Wildlife takes in all of Sacramento County, part of Yolo County, part of San Joaquin
11 County, and South Placer. Our charter is to take in wild animals that have been injured,
12 abandoned, and orphaned, rehab them and release them if they are releasable. If they're not
13 releasable, normally they're destroyed. This supplements the county SPCA, so they don't have to
14 do it. They do not have the training. We have about eight different classes we have to attend
15 regularly on rehabbing this.

16
17 Our main interest is your West Area. We'd like to see that kept just the way it is for the most
18 part. However, if there is building available out there, we would like to get out there. We are
19 losing our home. We have been in with the SPCA for the past 25 years. And this year we were
20 put out of their main building. We had three rooms there and were put into a building that they
21 own over on Hackberry. We have that until October and then we are homeless. If we don't get
22 something pretty quick, the county is going to eat this. They're going to end up taking them in
23 themselves.

24
25 Now, we take in 4,000 to 7,000 a year of different critters, up to and including bobcats. We don't
26 take in deer; we don't take in skunks; we don't take in rattlesnakes. The article that you have
27 there about the wetlands leads you to believe that we're going to release a lot of wild animals out
28

1 here if that's the case. It isn't true. We are required by law to release these animals within
2 approximately one-half mile of the place they were found. However, we do get some dropped off
3 on our doorstep that we don't know where they come from. Animal Control for one, they never
4 tell us where they come from. So, you know if it's an animal that fits in with the community, we
5 could release it out here. If it's something like a coyote or a bobcat, we wouldn't even think
6 about releasing it where there's a population. The main thing we want to be is a good neighbor
7 with the people, especially along Ascot and Raley's.

8
9 We would like to see that whole area developed out there only as a wild land, and schools would
10 be able to use it, and trails made into the vernal ponds, so they can observe what the vernal ponds
11 are. And no development other than maybe a space for us. And Davis. Davis has expressed an
12 interest, if Sacramento Wildlife gets this, in doing a native tree replanting out there. And this
13 would be a benefit to neighbors. It's not in our lifetime will we ever see an oak tree turn into
14 much, but eventually it would be. And it would be a shame to develop that area.

15
16 The noise level is almost nil, just our cars coming and going. If you'd walk into our nursery, like
17 we have over on Hackberry right now, it's chaos because we have approximately 500 baby birds
18 in there right now, all squawking. But that's inside the building; the neighbors won't hear that.
19 And that's one of our main things. If this is kept this way, we wouldn't even think about coming
20 out here, if the people on Raley's Boulevard and Ascot didn't want us out here. But we're
21 looking for something and we just want this land to be left as is. We do need a building. We need
22 approximately 2,500 feet of building. Do we have any questions on what we do?

23
24 Mr. Del Callaway: It just so happens I know what you do. I support you 100 percent. I bring a
25 lot of birds over.

26
27 Mr. Ed Wickenberg: Yes.

1 Ms. Sheila Guerra: How are you supported financially?

2
3 Mr. Ed Wickenberg: Financially we have no support, except by donation and one big garage
4 sale every year. We are looking for some way to get grants, but what we have found so far is that
5 if you don't have a place to live you don't get the grants. There is an Alexander Junior Museum
6 down in Walnut Creek. They didn't get anything until they got their property. Once they got their
7 property, they now have a budget in grants about \$1.4 million a year.

8
9 Ms. Sheila Guerra: So what you're saying, there is money available once you...

10
11 Mr. Ed Wickenberg: Once you get the property.

12
13 Ms. Sheila Guerra: Once you move into an area.

14
15 Mr. Ed Wickenberg: People are willing to give it to you once you get established. But when
16 you're living like we are just a renter, so to speak, you don't get the money. At one time
17 Sacramento County gave us \$5,000 a year, but when they got short on the budget, they quit
18 giving us that. But they're going to eat a lot more than that if we go out of business.

19
20 Mr. Paul Brunner: You mentioned Davis. Is Davis the school or the city?

21
22 Mr. Ed Wickenberg: Yes, the university. Some of the students there have to serve an internship;
23 the environmental students have to serve an internship in which they do native replanting. And
24 I've spoken to people out there and they would like to serve their internship there. If we had
25 something like a modular building — I know there's some laying around McClellan, and when
26 they close it up, I assume some of these are going to be surplus. If those could be set somewhere

1 so they could have a little office to work in and out of — it wouldn't have to be very large. I'm
2 sure we could develop a lot more interest than just the native replanting.

3
4 Unknown Male: It would seem that the School of Veterinary Medicine would also be
5 interested.

6
7 Mr. Ed Wickenberg: I would think so.

8
9 Unknown Male: Have you tried contacting them?

10
11 Mr. Ed Wickenberg: I have not contacted them yet. This just kind of sprang up on us and we
12 sent paperwork in to the county last November. And they apparently have lost it.

13
14 Mr. Paul Brunner: That was going to be one of my questions for you: Have you contacted the
15 county?

16
17 Mr. Ed Wickenberg: Yes we have.

18
19 Mr. Paul Brunner: And the LRA in that process?

20
21 Mr. Ed Wickenberg: Yes, we spoke first about Mather and then McClellan. And the paperwork
22 has all disappeared somewhere. So we are going to have to resubmit it, but it was submitted last
23 November.

24
25 Mr. Paul Brunner: OK. I know where the Air Force would be at that is, we only have an "X"
26 amount of time left...

1 Mr. Ed Wickenberg: Right.

2
3 Mr. Paul Brunner: ...in the installation. We do maintain the West Area. If something was
4 done in the interim, they would have to still get worked through our process of some way
5 bringing in — making arrangements, which does take time itself. But your best bet for a long-
6 term thing, which I think is what you want to do, I bet is to resubmit the paperwork. And I know
7 from our — the LRA and other folks that are working with them, like Stanford Ranch, and that
8 are involved with the West Area, would take that into consideration.

9
10 We already today maintain some type of wildlife out there. So after the meeting I would like to
11 talk to you because we also have student interns that are working with us with the various
12 schools and maybe there's something that — maybe not the full-scale effort, but some way that
13 we can do something and help out.

14
15 Mr. Ed Wickenberg: Well, I think also the local schools could have the classroom benefit of it
16 as well, coming out there to the vernal ponds.

17
18 Mr. Paul Brunner: That sounds like more and more of a long-term effort or bigger effort,
19 which may go beyond what we can actually do on our watch.

20
21 Mr. Ed Wickenberg: I understand that. But once you develop it, it's gone.

22
23 Mr. Paul Brunner: Yes, I'm aware of that. There is one item that I know: Our BC (*Base*
24 *Closure*) team members are the regulatory agencies here to keep advised, if this effort is coming
25 up. I know that we are doing the ecological assessment and things that are going on on that. And
26 part of that timing is, as we work through there, is to whether or not we should even potentially
27 repair what we damaged. The decisions that are being made on that and that decision process to
28

1 go or not go is November of this year that is the target, when we get back the results. So, if we
2 were to try to do something like, immediately, in that area to work with you all, then I would be
3 turning to my compatriots here and saying, "Is that OK?"

4
5 They don't have the answer tonight, but that would be one of the questions that we should take
6 under advisement as to where we should go.

7
8 Mr. Ed Wickenberg: I never expected an answer tonight. All I'm looking for is some
9 consideration for Sacramento Wildlife to get that area.

10
11 Mr. Chuck Yarbrough: I take it you mean that you wouldn't mind at all managing this area
12 for Sacramento County? And we do have...

13
14 Mr. Ed Wickenberg: It depends on cost.

15
16 Mr. Chuck Yarbrough: Well, I mean if they're willing to allow you to manage it for them,
17 say at, you know, since they would be making money off this.

18
19 Mr. Ed Wickenberg: Right. No, we don't have one paid member. We don't make any money.
20 We are a total nonprofit organization.

21
22 Mr. Chuck Yarbrough: Another thing, we have Stanford Ranch here amongst us, the vice
23 president at least. So, I'm sure he's all ears about this one.

24
25 Mr. Ed Wickenberg: Well, Stanford Ranch has built a beautiful greenbelt down right through
26 the middle of their development there in Rocklin. And they've done a beautiful job on that.

1 Mr. Chuck Yarbrough: And like, for the other members here, I gave you all in the past
2 actually a pamphlet regarding the mitigation land banking that was prepared specifically for
3 McClellan Air Force Base by Diane Arreola. And so I gave you a copy also. So this is how the
4 county could possibly make a lot of money off of using this area for mitigation land banking and
5 at the same time have you manage it for them. And, maybe, if your organization isn't big enough,
6 possibly some others could join you in doing that.

7
8 Mr. Ed Wickenberg: Well, I can see it used as a multipurpose land use.

9
10 Mr. Chuck Yarbrough: And also, I gave you this regarding the possible grants. I'm sure
11 there are others besides this organization that gives them. So, I thank you for coming and I hope
12 it all works out.

13
14 Mr. Ed Wickenberg: I'm sure the Stanford Ranch folks can tell you what their greenbelt area is
15 like. They've done a beautiful job. And I've release a lot of birds up in that area myself,
16 especially acorn woodpeckers.

17
18 Mr. Del Callaway: Thank you very much.

19
20 Mr. Ed Wickenberg: Thank you very much.

WEST AREA UPDATE

Mr. Paul Brunner: The next item on the agenda is West Area update and, Merianne, I think you have a ...

Mr. Chuck Yarbrough: Before you do that, did anybody not get a copy of the mitigation land banking or the grant newspaper article? If so and you'd like a copy and you're a RAB member, could you raise your hand so I can give it to you. Did anyone not get a copy of these two documents that would like one? OK, I'll get it to you. Anyone else?

Mr. Paul Brunner: All right. This is an update for where we stand on the repair of the work of the creek that was damaged back in October of '97.

The time line we have here should be fairly consistent, very familiar, with those who have seen me brief before on the subject. We were working through to have the creek repaired this summer and restored close to the way it was before. And we did hit the ecological issue where we had slight contamination in the creek and whether or not that had some impact on the biota or the animals that lived in the creek, which we're now studying, which really put the environmental assessment and the creek work on hold until that was resolved. So with that, the ecological work is under way. As far as the planning, I think we're very close to getting the plan done now and being in the field to take the samples. And in a November time frame is when we would expect the results to come back to say yea or nay, if we can proceed. And then at that point I'd be able to come back out and let you know what was the conclusion and how we're going to proceed with the plan.

If it is good to go, we'll go ahead and finalize the environmental documentation, which is the NEPA (*National Environmental Policy Act*) document to go ahead and restore the creek, and

1 proceed with that. During that time frame, most likely in the beginning of next year, we will hold
2 some meeting, not a RAB meeting, but a meeting where we go back out on an NEPA process and
3 say this is what we're going to do, this was the conclusion. And that's where we would end up
4 answering the questions that came in on the environmental document on the assessment. We
5 have them on hold in an interfile and we're building our responses. But that's where you would
6 see the responses that will come out when we publish the final EA (*environmental assessment*)
7 after the work.

8
9 As far as the schedule for the plan, the plan would then get finalized, presuming that we continue
10 with the effort on the base. And we would then start construction for repair of the creek next
11 summer and complete that action. And go through, most likely to be doing the planting, not this
12 spring but next spring. So that's the schedule of the area. Are there questions on that?

13
14 Ms. Imogene Zander: What are you talking about? This is already over.

15
16 Mr. Paul Brunner: No, it's actually not, Imogene.

17
18 Ms. Imogene Zander: It's not? It says it ended in April of 1999.

19
20 Mr. Paul Brunner: On the lower right hand side there's a little block that says ecological risk
21 assessment issue to be resolved November of '99. And right below it, it says final EA, which is
22 environmental assessment, and finding of no significant impact (FONSI). The Restoration Plan...

23
24 Ms. Imogene Zander: All you're going to do, then, is just go in and say, oh it's finished.
25 So that's it. This is already finished. I don't know what you're talking about.

1 Mr. Paul Brunner: OK. Does anyone else have the same question? If not, Imogene, I could
2 probably just go over it with you personally. Does someone else have the same question? Then
3 maybe I can just sit down and go over it with you directly as to the schedule on that. Sheila?

4
5 Ms. Sheila Guerra: OK, I have several questions about — one is the North Area Creek Habitat
6 and the other question is the Conservation Easement with SAFCA (*Sacramento Area Flood*
7 *Control Agency*) on flood protection and flood control out there. Are you going to update us on
8 that? I know you did talk about it at the last RAB meeting, but there wasn't anything significant
9 at that time.

10
11 Mr. Paul Brunner: Nothing has really changed very much on the North Area. That was the
12 open action item I talked about before. There hasn't been a lot of movement between Fish and
13 Wildlife and the county, and that is to resolve that North Area. From where we are, is if we are to
14 remain an ecological area and it has to be resolved before the property is transferred. So it's
15 taking its time. It will get resolved and we will come back and talk to you on that. As far as flood
16 control...

17
18 Ms. Sheila Guerra: When was the last time you met with SAFCA?

19
20 Mr. Paul Brunner: The meeting with the flood control people was just before we met with
21 you at the RAB and I talked about what was going on. I met with them that one time. I have not
22 met with them again on the project. They provided what they were talking about on the project
23 and what they would like to do. And how that gets incorporated into the plan would come out
24 during that environmental assessment review, because we have to answer their questions. They
25 gave us those comments on the environmental assessment of which they essentially
26 supplemented when they sat down and talked to us about what they perceived. We haven't done a
27 lot with that because I didn't want to spend a lot of time trying to resolve something still with a
28

1 pending ecological issue out there. Depending upon when that comes out, I'll know how we
2 should proceed to make those two issues come together.

3
4 Ms. Sheila Guerra: The reason I mentioned it, I know it's not restoration, but I'm concerned
5 about it as a community member if it would cause any damage as far as the environmental area
6 out there. Because it seems to be that they're going to take a large...

7
8 Mr. Paul Brunner: Is this the SAFCA, the flood control?

9
10 Ms. Sheila Guerra: Yes. It looks like a large area that they want to use for a runoff there, or
11 whatever they're going to do. I mean it was mentioned in the minutes, so I wasn't really clear on
12 that. That's why I'm bringing it up.

13
14 Mr. Paul Brunner: Our position with the flood control people was we were willing to mention
15 what they were proposing to do, but we would not be advocates for what they were proposing to
16 do. And that if they were to propose something to remediate or build a flood control, they would
17 need to do it on their watch. They would have to take that action. You would not see that review
18 or analysis in our documentation. All we were willing to do is to annotate and note that they were
19 thinking about doing it, so the people would be not surprised.

20
21 Mr. Sheila Guerra: But isn't the conservation easement going to be included in the ecological
22 assessment or...?

23
24 Mr. Paul Brunner: Yes. The ecological assessment conservation easement would be there.
25 We would need to blend a flood control easement with the ecological conservation easement
26 together. Even if we put them together and we put that as a flood control easement, if SAFCA

1 ever went to use that area they would have to go through all those hoops. They wouldn't be able
2 to do it just because it annotated that way. And that would be clear.

3
4 Ms. Sheila Guerra: So there will likely be public input for that, or a public meeting?

5
6 Mr. Paul Brunner: If SAFCA builds in that area, I would say they would have to work
7 through that. We would not be the participant trying to drive that, but they would have to come
8 forward, along with the county.

9
10 Ms. Sheila Guerra: Will you let us know if something does come up?

11
12 Mr. Paul Brunner: We can do that.

13
14 Ms. Sheila Guerra: So, we are aware of it, because sometimes we don't know when a lot of
15 these meetings are happening because we are so involved with restoration and what not?

16
17 Mr. Paul Brunner: We can do that. I think I've been doing that already, along with the
18 lunches and different things when we meet. But we can do that, sure.

19
20 And that's my West Area update. Any other questions? Imogene, if you do have time I'll sit
21 down and go over it with you.

22
23 Ms. Sheila Guerra: You didn't answer my question on the North Creek Habitat.

24
25 Ms. Imogene Zander: There's no way you can answer this one either.

1 Mr. Paul Brunner: Well, your question on the North Creek Habitat is what? I thought I said I
2 didn't have an answer.

3
4 Ms. Sheila Guerra: Is that going to be included in the studies out there? You talked about it at
5 the last...

6
7 Mr. Paul Brunner: Is it going to be included in our West Area studies?

8
9 Ms. Sheila Guerra: Right.

10
11 Mr. Paul Brunner: From right now, our position is that we would not do that. Fish and
12 Wildlife has proposed that we do. And we have met with Fish and Wildlife; we have talked to
13 them. We have talked to the county and we're trying to work a solution that's agreeable to all
14 parties. But we don't have an answer. We have not changed our position yet. Potentially, the
15 solution of that will get coupled with whatever comes out with the West Area, if it's an
16 ecological issue. So, somehow they may get blended or they may not. I don't know that answer.

17
18 Ms. Sheila Guerra: OK.

19
20 Mr. Paul Brunner: OK.

1 **COMMITTEE REPORTS**

2
3 Mr. Del Callaway: Finished? Finished Sheila? OK, Community Committee Reports. First off
4 is Sheila.

5
6 **Community Relations**

7
8 Ms. Sheila Guerra: OK. Our last Community Relations Committee meeting was June 16th.
9 We're current on all our minutes and we pretty well touched base on our new RAB members. We
10 have several action items open and one is new membership applications, and the Web site
11 updates, as we mentioned earlier.

12
13 The other concern I want to talk about on these meeting minutes that we — I receive the working
14 copy and I think, Merianne, you can comment on this. Maybe we should get together on this,
15 because I'm not totally satisfied with the way the minutes were done.

16
17 Ms. Merianne Briggs: Merianne Briggs. Yes, we can go ahead and go over those.

18
19 Ms. Sheila Guerra: OK.

20
21 Ms. Merianne Briggs: At your convenience.

22
23 Ms. Sheila Guerra: And the other open action item I have is, we've had an open action item.
24 We've discussed this for months now about the issues on Cal/EPA and U.S. EPA participating in
25 our RAB meetings. I'll start with U.S. EPA first. I contacted Joe Healy, I contacted David
26 Cooper, and David Cooper, was at our last training session. Was he at...?

1 Mr. Joe Healy: Training, and also I believe the last time this group met.

2
3 Ms. Sheila Guerra: Right.

4
5 Mr. Joe Healy: He was here.

6
7 Ms. Sheila Guerra: And I talked to David about coming to our meetings because we'd like to
8 have him here. But from what I understand he's dealing with about 15 sites at this point. But he
9 is going to make an effort to try to be here when he can. And if we have any problems in the
10 meantime, I will contact him and ask him if he can make it to one of our meetings.

11
12 Now, as far as Cal/EPA goes, we have one person signed on as our RAB member, and that's Mr.
13 Randy Adams. Mr. Adams has not been here for awhile and I'm happy to see him here tonight.
14 I'm also happy to see Nathan Schumacher here tonight. Nathan Schumacher is our Public
15 Affairs...

16
17 Mr. Nathan Schumacher: Public participation.

18
19 Ms. Sheila Guerra: Public participation specialist.

20
21 Mr. Chuck Yarbrough: Why don't you stand up so we can tell who you are?

22
23 Ms. Sheila Guerra: Thank you. I was very concerned with the fact that we depend on you
24 people to be here when we have issues of restoration, things of discussion on input. You need to
25 be here to give input on certain issues we're looking at.

1 I know at the last RAB meeting and several times, many times as matter of fact, Alex
2 MacDonald has actually answered a lot of the questions for Cal/EPA because they haven't been
3 here. So that was one of the items that we're very much concerned with. Not only that, there are
4 other RABs in California that have had some problems. In fact, one is Fort Ord, which is the
5 Army down in Monterey. They actually disbanded that RAB on May 17th. And I am just
6 disheartened, because I don't feel that that was the right thing to do for the community. I feel that
7 EPA was not there to support that community. And I would like to invite — some of those
8 members are interested in coming to our RAB meeting to give some insight on what did happen
9 because we are very concerned with what happened at that RAB.

10
11 I know Randy is here tonight and Nathan is here tonight and I hope that you're back here. You're
12 signed on to the charter, and I hope that you'll be here next time.

13
14 And I think that's all I have to say about Community Relations. Does anyone have any
15 questions?

16
17 Mr. Randy Adams: Actually, Sheila, can I make an announcement to the RAB? Am I on here?
18 I tend to speak a little softly. I just wanted to respond to your concerns about our absence. And
19 we wanted to assure you since you have asked for our participation that we are prepared to
20 participate in this Restoration Advisory Board. We have some suggestions that we would like to
21 make to this group, which is all of us, on how we might help facilitate or improve our working
22 relationships and our exchange of information. And I would like to go over some of those points
23 and also discuss what my role in this group is, if that's OK with the group.

24
25 Ms. Sheila Guerra: How much time do you need for this?

26
27 Mr. Randy Adams: About two minutes.

1 Ms. Sheila Guerra: OK.

2
3 Mr. Randy Adams: It's rather brief. In our discussions internally, DTSC (*Department of Toxic*
4 *Substances Control*), we have some suggestions and the group has to decide what they choose to
5 do with them.

6
7 We suggest that this group consider having a neutral third party present here to assist the
8 Restoration Advisory Board, the Air Force, and the agencies in making this process smoother and
9 more effective in the exchange of information. That's one suggestion.

10
11 Another one is, the community is important. And we believe that this group should consider
12 expanding its membership to include communities on the east and south sides of the base
13 because we feel they're not adequately represented. We also believe that including membership
14 on the north side of the base would be beneficial.

15
16 Another suggestion we have, and I think it's important because this is the focus of why we are
17 here, we believe that the IRP update item as shown on the agenda currently — how it occurs later
18 in the program — we believe that that particular topic could be moved up a little higher in this
19 discussion. That might help bring to attention matters that we really need to focus on and get it
20 out in front of everybody, in other words, what we're talking about here in these poster boards
21 behind us. We believe that needs to be brought out and talked about as a group. One could even
22 take that into the training sessions, which we've had recently. In fact, DTSC did give a training
23 on Reuse and Institutional Controls. And recently EPA gave a training on the Records of
24 Decision.

25
26 This forum I think would be quite appropriate for that and provide that exchange of information
27 that we need, an open discussion.

1 So that's some of our suggestions, because we want to participate and this is how we feel we can
2 make this process work better.

3
4 I want to just briefly explain what my role is as a project manager for my department. This will
5 just take me a second. The first role is that I'm here to assist the community, you're correct in
6 that. The community includes not only this group, but people living around the area and anyone
7 who has any questions who doesn't live around the area in their concerns about the remediation
8 of this base. Another of my objectives and duties is to review technical documents, which I do a
9 great deal of. And I assign tasks to others in my office to that for me as well and I read their
10 comments.

11
12 Another role I play is overseeing, along with the other state and federal agencies, the
13 effectiveness of the remediation that McClellan Air Force Base is doing. We're here to make
14 sure that they're doing the job correctly and we oversee that. I also provide the Air Force and
15 other regulatory agencies with information about our relevant and appropriate requirements that
16 apply to the cleanup of the base. That's our regulations. We need to make sure that they're
17 following our regulations appropriately. That's one of my roles.

18
19 Another role is I coordinate with the other regulators on an almost daily basis through e-mail or
20 phone and through the meetings we have on base.

21
22 Last, but not least, I help coordinate the review of sites we slated for reuse, and so far as it
23 pertains to the environmental and human health aspects of those sites. So that's just kind of a
24 summary of what my roles are here, and I just wanted to go over those with everyone so that you
25 understood what I can do for you.

26
27 Ms. Sheila Guerra: I have one question, Randy.

1 Mr. Randy Adams: Sure.

2
3 Ms. Sheila Guerra: Could you please explain to the committee and the board why you haven't
4 been here for some period of time?

5
6 Ms. Sheila Guerra: OK.

7
8 Mr. Randy Adams: Sure, I could do that. I felt and I believe back last year, last summer on two
9 occasions, I did address this group. And at times I felt that the group really wasn't focusing
10 effectively on what our task is, and that's the cleanup of this facility. I believe if you go back to
11 the minutes, you can find those two occasions in which I did make those statements. I felt that I
12 was not being able to serve the public because the forum in which we were conducting business
13 wasn't effectively allowing me to do that.

14
15 Ms. Sheila Guerra: Why didn't you bring it forth to the committee?

16
17 Mr. Randy Adam: I believe I did, insofar as the two occasions that I addressed the RAB, and I
18 believe that is on the record. The important thing is that DTSC is back and we're back to
19 participate. We want to make this process work, and that's why I've shared some of these ideas
20 with you. We did discuss this in great depth in my agency. And this is what we're suggesting
21 and, hopefully, we can make that work.

22
23 Ms. Sheila Guerra: I'm glad to welcome you back and, Nathan, I'm glad that you're here also.
24 And I would still like to see you at some of our CR meetings, if you ever get a chance to get
25 there, because a lot of community-type work goes on in that committee. We got two new RAB
26 members on account of that committee. Our Creek Week and a lot of activities such as those
27 have brought in two new RAB members here. And Community Relations is a big part of getting
28

1 the people to participate here. And it's that link that we need to keep open for the community to
2 get more people interested in what's going on here.

3
4 Mr. Chuck Yarbrough: I would like to bring out this point to both you, Randy, and to Joe.
5 And also to Alex, if he was here, so you can pass this word on to him when you see him next.

6
7 Oh, I'm sorry, Alex. I forgot he was down there on the end. Couldn't see you down there. OK,
8 what I was trying to tell you was, on these restoration activities, and I've said this before, you
9 could come to us privately or you could — or an open RAB meeting is great or a committee
10 meeting. We'd love to hear what you need, what you want to hear from the community on our
11 concerns. So please do speak up, let us know, we're all ears. We'd like to know what you would
12 want to be discussed at these meetings and what you would want input on, what you would like
13 us to ask Air Force about. Or throw us some questions, you know. Please do interact. We're
14 waiting.

15
16 The other thing is, I would like to say if you're talking about that person — that third party — if
17 you're talking about a facilitator I'd be dead against that. We've talked about that and killed that
18 thing dead in the water. And we like our co-chairs up here. We feel that they're able to run the
19 meeting without a facilitator. The RAB has voted unanimously against a facilitator. I don't think
20 we want to raise that point up again. If you do, I'm dead against it. I'll tell you that right now.

21
22 The other thing is, as far as trying to recruit people, you better believe I have been. I know
23 McClellan Air Force Base has. If you go to the southeast area, it's all industrial. If you go
24 straight east until you get way across Watt Avenue, you don't have anything but commercial.
25 There may be some residents. There's the north area, and that's sparsely populated up in Rio
26 Linda. And we have been outreaching to these people out there. If you have any other way or
27 means of getting out there and recruiting people, we'd love to have these people. We want them;

1 if someone will tell us how to get them, we'll go out there. I will personally. And talk to their
2 group, talk to whoever, to try to get them to come out. So it's not that we don't want them and it
3 hasn't been that we haven't been trying. It's that we have to know other avenues. If you know
4 something, let us know, because we want those people as much as you do.

5
6 Mr. Del Callaway: OK. Thank you, Chuck. Thank you, Randy.

7
8 Mr. Randy Adams: Thank you.

9
10 Mr. Del Callaway: We'll take your comments and advice under advisement and act
11 accordingly.

12
13 You mentioned reuse and California use to be on the Reuse Committee. So I'm going to assume
14 or are you going to say that you're going to start attending that committee's meetings as well?
15 That is where some of the reuse is discussed and the Relative Risk Ranking, we combined the
16 two committees.

17
18 Mr. Randy Adams: I can do that, Del, and I'll make an effort to do that. I think sometimes
19 some of those issues may be better served discussing as a group, as a whole, but I can do that for
20 you.

21
22 Mr. Del Callaway: Well, like I say, your issues that you brought up will be discussed among
23 ourselves and then we will act accordingly. You are a member of the committee, so if you have
24 comments at any time during the meeting or in the committee meetings, your comments are
25 welcome. And nobody's going to cut you off or ignore you.

1 Mr. Paul Brunner: I have one more quick thing to add. I think, Sheila, you mentioned where
2 David Cooper was from EPA, and time and other things. I think Nathan suffers the same
3 dilemma for many state sites and that. He didn't speak to it, but just talking to Nathan before the
4 meeting on issues, my sense is that. Is that correct, Nathan?

5
6 Mr. Nathan Schumacher: Fifteen to twenty.

7
8 Mr. Paul Brunner: So he has also multiple sites, too, he's spread out on.

9
10 **Base Reuse/Relative Risk Ranking**

11
12 Mr. Del Callaway: He had his fishing pole in the car and his waders on. He said he was going
13 to inspect a site. But that's OK.

14
15 OK. The next thing on the agenda is Relative Risk Ranking and Reuse Committee. I passed out a
16 little pamphlet, a group of information for the RAB members. And one thing on there is a map of
17 the area that identifies the radiation sites that Jerry Vincent will be talking about later in the IRP,
18 which was supposed to be under this committee.

19
20 We are going to have to make a kind of apology. I don't like doing this, but I was looking at my
21 agenda that I have been working on all week and all of a sudden tonight I get a new one. So I'm
22 kind of jumping back and forth here making sure that I'm staying on it.

23
24 I also gave you a letter I received from the LRA Planning Team. Marie Smith chairs it, which I'm
25 a member of for the RAB. They're planning a meeting and I should be notified when the date and
26 time and place are established. I responded to all the questions they asked in the letter and the
27 gentleman from Wildlife, that is where you should be at that meeting to get your request in for
28

1 that building out there in the 280 acres of whatever is out there. If you possibly can, attend that
2 meeting.

3
4 One of the other things I gave you is an e-mail from Career Pro, where they're real happy that the
5 governor of Puerto Rico asked the Navy to depart. He got fed up with the lies and the non-
6 participation in the cleanup so he asked that they be removed from his island. So you can read
7 that.

8
9 Also, back to the Army at Fort Ord. I don't know where they're coming from because I have here
10 on Ho-Chunk, the Indian Council, which by the way has their own constitution and bylaws.
11 They're a separate country of their own. They are in the United States, but they are a sovereign
12 nation of their own. And one of the things in the first paragraph says, "...a federally funded
13 Restoration Advisory Board." This is paid for by the Army. They fund their Restoration
14 Advisory Board. So you might want to look that over. Also the Ho-Chunk Indians filed a lawsuit
15 against the government. They have a big case going, it's in this book. Anybody who wants to
16 read it is welcome to read it. Just pass it on to the next person and make sure it gets back to the
17 chair. They are on the Web site.

18
19 The next item that's in your pamphlet — you can read all this stuff later, we are not going to go
20 over it tonight — "The Death of a Woman with a Deadly Alliance." Where the EPA turned their
21 back on these people and left them hanging out there for 40 years, and they're dying off with
22 various diseases and ailments. I didn't put all the pictures in there that are on the Web site, but
23 they're on there. And I gave you the Web address if you want to go in there and look them up.
24 You are more than welcome to do that. That is information purposes that you have that.

25
26 The next thing on the agenda is the reuse planning, which is Stanford Ranch. Stanford Ranch, the
27 podium is yours.

1 Mr. Alan Hersh: Good evening. Thank you for inviting us — inviting me this evening. My
2 name is Alan Hersh. I'm a senior vice president with Stanford Ranch. We've been selected
3 through a very long process as a development equity partner with the county, in concert with our
4 partners, Morgan Stanley, for the reuse and development of McClellan Air Force Base.

5
6 I put some packages at the back of the room that go into a little bit greater detail about what I'll
7 talk about tonight, and what we've been doing over the last few months, almost four months
8 now, since we've been selected by the county.

9
10 I'm going to break it down into four or five areas. The first is, since the selection we've been
11 working with the county with their legal staff and our legal staff to put a formal agreement into
12 writing. We're starting to burn through significant amounts of money and we just want to make
13 sure that everybody understands the agreement and the way in which we're going forth. To that
14 extent, the Board of Supervisors about a month ago approved a Memorandum of Understanding
15 that set forth the general terms of what we're doing, and we're now working on an operating
16 agreement that will be back before the board in about a month. All in all it's going rather well.

17
18 We're making great progress with our due diligence on the base. We've broken that into a
19 number of different teams. We have teams out there going through the buildings; we have teams
20 working on the environmental side of it; we have teams working on the marketing. We are also a
21 member of the reuse planning effort, the grant for the final reuse plan, the money that was just
22 received.

23
24 Along that line, something actually quite great happened the other day and that's that the county
25 received the grant approval for the Final Reuse Plan, as Del alluded to. He's been invited to be a
26 member of that process. The Board of Supervisors approved a scope of the EDC (*Economic*

1 *Development Conveyance*) contract for that and that process is under way. That process will
2 ultimately come out with the plan, the entitlement, the zoning for the reuse of McClellan.

3
4 I think there's confusion thinking that Stanford Ranch, Morgan Stanley, as a development partner
5 will create the plan or the final reuse look of McClellan. And that's not the case. We'll be an
6 active member of this team. We'll be a voice on the team. But it will be a team approach looking
7 at the reuse of McClellan.

8
9 As it relates to marketing, we have been working with the Air Force and the Environmental
10 Management group to get a clear understanding on exactly when the properties are going to be
11 turned over. There's a rather lengthy process you go through to make sure that, in fact, when
12 you're handed the keys, that that's a building or property that you'd want the keys to.

13
14 We're getting closer and a lot clearer on that process, and I believe Phil is going to touch on that
15 a little bit later. There's greater certainty of the dates when the environmental processes will be
16 completed, in which we can receive documentation stating the conditions of the property and in
17 effect turn those over to future tenants. All of which leads up to finding it suitable to lease so that
18 we can take possession of the buildings and know that there's no human health risk associated
19 with us being in those buildings.

20
21 Without having an aggressive marketing campaign, not wanting to go out and market the
22 buildings and have tenants say, "That's exactly what we're looking for; I couldn't find a better
23 building; this is the location; the rent is right." Then we'd be in the position of saying, "We're
24 glad we spent all this time and effort doing that. We don't know when we can actually get you in
25 the building." We've decided to hold off on the marketing until we had the certainty of the
26 delivery dates.

1 Without marketing, we're receiving a significant number of companies contacting us, wanting to
2 more or less be first in line, wanting to get out to the facilities today and inspect them, to tour
3 them, wanting to be part of the process right from the start. We probably have interest at the base
4 and it's several million square feet of buildings out there. It's encouraging. A lot of it's aircraft-
5 related and a lot of it's not aircraft-related. We're obviously quite pleased by that. It also helps
6 the planning group with the future reuse as these tenants are coming through, getting an idea of
7 the type of users that are going to be out there that are interested in the base.

8
9 As it relates to Capehart Housing, we've had teams of experts going through Capehart. We have
10 land planners working on Capehart. Initially, we thought we'd be able to utilize those houses in
11 place as the different groups are going through them. They're looking back at that decision and
12 saying it may be more cost-effective to utilize these streets and infrastructure and mature trees
13 and different things that are out there, but remove the housing that's there and build new housing
14 in its place.

15
16 We're going through the same exercise with the golf course, working with the parks department,
17 working on different plans. Is it economically feasible? Do you need a golf course? Are there
18 sufficient golf courses in the area to support the golf demands of the area. So we're looking at all
19 the different alternative uses that could be available for Capehart. In a nutshell that's what we've
20 been doing. I know you had a question there, Sheila.

21
22 Ms. Sheila Guerra: Well, mine isn't exactly what you were just talking about. It's mainly
23 about the conflict of interest with the Radian issue. I understand that Morgan Stanley has
24 acquired URS, and URS has acquired Dames and Moore and Dames and Moore has acquired
25 Radian. What I understand, Dames and Moore have been dealing with some very influential
26 people since around 1996. I'm just curious how this is going to work out, because I really do feel
27 there's a conflict of interest with the people that are managing what's going on out here. And
28

1 what's going to happen in the future when it comes to the cleanup process when you guys want
2 to get out there and build those houses, or whatever you're going to end up doing.

3
4 The risk of contamination to the community and the effect of all that; how you're going to get the
5 infrastructure built and the funding on that. Those are some real big concerns about the cleanup
6 and the fact that Radian is actually owned by Morgan Stanley.

7
8 Ms. Roxanne Yonn: Excuse me one moment, Sheila. May I just make a correction on that?
9 Morgan Stanley was involved in the financial deal as far as being a broker, so to speak. It's the
10 easiest way to explain it. They did not buy URS. URS is the senior entity that bought Dames and
11 Moore.

12
13 Ms. Sheila Guerra: I understand that, but there's money — there's a transaction of money
14 going on here, and if you'd like to go ahead and explain that to me please?

15
16 Mr. Alan Hersh: Sure. I'll reiterate what we said at the prior meeting that you weren't at.
17 Our concern is probably greater than anyone in this room other than — I shouldn't have said that.
18 Maybe that's making a presupposition of people's concerns. We are investing significant
19 amounts of equity dollars into the reuse of McClellan, those items you talked about, upgrading
20 infrastructure, just the monies we're spending to date. Ultimately, we know there are 6 to 8
21 million square feet of existing buildings that we can reuse in their current configuration with
22 some code compliance. We're going to be putting tenants into those buildings. Some of them
23 will be call centers and those call centers, you know, you're going to have a lot of people
24 working. As an owner of the facility, we're not going to want to do anything that would put us in
25 any way of jeopardizing our immunity, if you will, from any of the past activities at the base. If
26 anything, our view point is, if we could influence the process we'd want to influence it to be
27 tougher. If there's a question on cleanup levels between one that will work and one that is a lot
28

1 greater, we would go for the one that is a lot greater. We have no vesting in trying to expedite the
2 process, so we can put people into contaminated buildings. That just doesn't make sense to us.

3
4 As it relates to conflicts, if there's a conflict and we've had legal review — I think the Air Force
5 has reviewed it, I think Environmental Management has reviewed it — no one has shown us that
6 there is a conflict. If somebody shows us there's a conflict, or if this board is concerned that our
7 actions are governed by a conflict, then we won't use that consultant. It's that simple.

8
9 Ms. Sheila Guerra: Like I said, I feel that it is. There are money transactions here with the
10 bank. OK? And they are going to make money off this. OK? Radian is making big money off
11 this. They're getting billions of dollars for doing the cleanup here. So to me, I just don't think
12 that that's a good idea.

13
14 And I know that in your bid packet to the county you brought this issue up. If I could have been
15 at that Board of Supervisors meeting, I wasn't able to be there, but I wanted to give comment on
16 that because you did mention it in your bid packet that you would have a backup in case this ever
17 came up. I'm bringing the issue up to you now. I'm not entirely satisfied with the fact that Radian
18 is going to be doing this cleanup.

19
20 Mr. Alan Hersh: Sure, and since it's been brought up, we're interviewing four or five
21 additional firms to advise us on the environmental side of our due diligence work on McClellan
22 Base. So you're correct in our package, Dames and Moore was our team member for the
23 environmental. Because of the concerns with their acquisition and that type of thing, we're
24 looking at other firms as well. That's one area, it's an issue that doesn't need to be. So, we're
25 identifying them and we're happy to — if this group as a whole felt it was best for us not to use
26 Dames and Moore, we wouldn't use them.

1 Ms. Sheila Guerra: Well, Dames and Moore owns Radian, right?

2
3 Mr. Alan Hersh: I think, yes.
4

5 Ms. Sheila Guerra: Yes, OK. Another comment I want to make about those minutes is when
6 Mr. Kelly was talking about the relationship with EM, Mr. Brunner, that he mentioned that they
7 had been speaking for somewhere around a little over a year about the reuse and the concerns
8 about privatizing this base. My question is, were the other bidders Potter Taylor and Lennar also
9 corresponding with Mr. Brunner a year ago?
10

11 Mr. Alan Hersh: I believe the process, the selection of the equity development partner with
12 the county started prior to the Euro-United transaction, and that was about I would guess 18
13 months ago at this point. During that initial round, each of the bidders had the opportunity go
14 through the LRA, to make appointments with different entities on the base. And that's what we
15 did. I was part of the team at that point. I didn't meet with Mr. Brunner. I don't know that Mr.
16 Kelly did or not.
17

18 Mr. Paul Brunner: I'm not quite sure what the illusion is or what you're trying to make there,
19 Sheila. I do know that in my functions as the director and an Air Force corporate member of the
20 staff, I give a lot of briefings. I do talk to a lot of congressional types and other people who come
21 to the base. The only reference that I can remember really talking to Mr. Kelly earlier than most
22 recently after they'd been announced, was at a luncheon that was a Logstar Luncheon, that's a
23 function at lunch where I sat down at the same table with him and he happened to be seating next
24 to me. I did not know who he was or where it was. And at that point we talked about issues or
25 items at the base and we talked cleanup. That was something that was normal table talk, and that
26 was my one interaction that we had.
27
28

1 Ms. Sheila Guerra: When was that?

2
3 Mr. Paul Brunner: I don't know — it was about...

4
5 Ms. Sheila Guerra: Was that...?

6
7 Mr. Paul Brunner: It was a year or so ago.

8
9 Ms. Sheila Guerra: A month ago, six months ago?

10
11 Mr. Paul Brunner: But what's the point?

12
13 Ms. Sheila Guerra: The point is, I'm just wondering if you were also communicating with the
14 other bidders?

15
16 Mr. Paul Brunner: I don't know. They weren't bidding at the time.

17
18 Ms. Sheila Guerra: They weren't bidding at the time?

19
20 Mr. Paul Brunner: I don't think so.

21
22 Mr. Alan Hersh: It may have been after, if you recall, the county went through the process
23 and narrowed it down to three companies. Actually, they narrowed it down to two and they
24 invited the third one back in. Then they told us all thank you for your investment of time and
25 money, we are going to run with Euro-United. A year went by and they called us back and said if
26 you're interested you have 30 days to submit your best and final proposal.

1 So it may have been — I know Mr. Kelly stayed involved with the base; he stayed involved, he
2 was a member of Logstar and these different organizations, so it may have been in that context.
3 during that time period.

4
5 Ms. Sheila Guerra: I see.

6
7 Mr. Alan Hersh: It was at a function that he shared a lunch with Mr. Brunner.

8
9 Mr. Del Callaway: Any other questions? The one on the end.

10
11 Mr. Mike Lynch: Are you at the present time considering on destroying the golf course, if
12 you have to?

13
14 Mr. Alan Hersh: We're looking at all the different options with the golf course. One of the
15 things that we know, as a golf course today it doesn't work economically. If you don't have the
16 Air Force subsidies and the Air Force ways of doing it, the parks departments and so forth can't
17 run it at a profit. So we're looking at what are the alternative uses of it.

18
19 Mr. Mike Lynch: Would you — if it could be economically self-supporting, would you guys
20 keep it that way?

21
22 Mr. Alan Hersh: We would consider that.

23
24 Mr. Mike Lynch: Pardon?

25
26 Mr. Alan Hersh: We would consider that.

1 Mr. Mike Lynch: There's quite a bit of interest not only from our local area but from outside
2 the area about it.

3
4 Mr. Alan Hersh: Right, we are aware of that.

5
6 Mr. Del Callaway: Thank you.

7
8 Mr. Mike Lynch: Thank you.

9
10 Ms. Linda Piercy: Excuse me, Linda Piercy here. So, you're planning on developing homes
11 out there?

12
13 Mr. Alan Hersh: At Capehart, which is off site of the base is existing housing, we're going
14 to keep that housing...

15
16 Ms. Linda Piercy: But you were just saying that you were, excuse me, looking at being
17 feasible of tearing it down and rebuilding. What was that comment?

18
19 Mr. Alan Hersh: The Lawrence Links, the nine-hole golf course, is next to the Capehart
20 housing. We're looking at the different options of development for that property.

21
22 Ms. Linda Piercy: So, you're just talking the golf course?

23
24 Mr. Alan Hersh: Correct. We said during the — I think your question with housing is on the
25 base itself. I think you alluded to our housing developer. And part of our proposal is, it may be
26 through the process, if in fact that we're not successful in the airfield operations because of the
27 fact that such a narrow use has been placed on the airfield. It can't be cargo; it can't be

1 passenger; it can't be executive. The only thing it can be used for is aircraft maintenance. That
2 takes out a whole universe of potential aircraft operations and takes a very small segment of that.
3 What we said is, through the planning process we should plan both for the successful reuse and
4 the option that of the reuse of the airfield, and then also lets look at what if that use is not
5 successful. What if aircraft industrial users don't want to come out to McClellan? We don't want
6 to be five years down the road and start over again with the planning process.

7
8 We also realize the constraints of the property, that it's not very conducive to housing and none
9 of our plans contemplate a massive planned housing community. It may be that a small portion
10 on the northerly portion of the base, southerly of this wetland creek preserve area, may be
11 suitable for housing, and I underline the "may."

12
13 Ms. Linda Piercy: How much housing?

14
15 Mr. Alan Hersh: I would guess there may be a parcel of a couple hundred acres. And that
16 northerly parcel area toward Elkhorn, southerly of where your creek crosses there, could be
17 utilized for housing. You'd have a transition zone coming off Watt where you would have
18 potentially retail, office, housing, and then as you go westerly, you would get more into your
19 industrial warehouse-type uses.

20
21 Ms. Linda Piercy: So there's a possibility that it will be a development then?

22
23 Mr. Alan Hersh: Yes.

24
25 Mr. Del Callaway: Thank you.

26
27 Mr. Alan Hersh: Thank you.

1 Ms. Imogene Zander: OK. Could I ask you a question? What about the people that live
2 on down the streams from the base? Like down Ascot Avenue. And they've already dug a ditch
3 around the back. Of course this I realize is county, but you will be county pretty soon. So are you
4 going to flood the whole thing? Because we're the only people around here that don't flood, but
5 they want to flood us. So is that OK with you?

6
7 Mr. Alan Hersh: We're not...

8
9 Ms. Imogene Zander: Are you going to put all of the creeks together?

10
11 Mr. Alan Hersh: What we've been doing in our planning process is we have both the
12 100-year and the 500-year flood plains as they exist today with no additional mitigation required.
13 We're planning around those constraints, so that in fact if there is creek improvement or flood
14 plain improvement, it only gets better. But as far as existing flooding, we...

15
16 Ms. Imogene Zander: Oh, poor baby, you've been listening to SAFCA. I feel sorry for
17 you because that's not the way it's going to work. Would you like to go walk the creeks with us?
18 We'll take you along the creeks and you can walk those creeks and see just how they work. We
19 offered this to SAFCA, too.

20
21 One man was going to do it and I wound up in the hospital and couldn't do it. But I am going to
22 take that man on that walk because he don't believe how they draw those maps. And those maps
23 they draw are not the way those creeks run. It is not the way the water runs down through there.

24
25 Mr. Del Callaway: OK. Thank you for your comments. If there are no other questions, we will
26 move on. On the Reuse Committee is Rick.

1 Mr. Rick Solander: Hello. My name is Rick Solander from the Environmental Management
2 Division. One of the things that Environmental Management is responsible for is doing that due
3 diligence that Stanford Ranch spoke of. What that entails is doing the environmental
4 documentation that describes the environmental condition of property before we transfer it over
5 to the County of Sacramento. Our goal and objective is to have all that environmental
6 documentation ready so that we can transfer the property to the County of Sacramento before
7 closure 13 of July 2001. So with that in mind, I'd like to give you an update of some of the
8 efforts that we're working now to prepare that environmental documentation and support of reuse
9 for the county.

10
11 The first item on your list we've talked about before and that's what we refer to as the 1000-
12 Series buildings. Those are out on the flight line on the western side of the base, formerly
13 occupied by the 940th Division that has since moved to Beale Air Force Base.

14
15 Right now the environmental documentation is with the regulatory agencies now in it's draft
16 final stage. We are due to get comments back this week. We should be putting the final touches
17 on that and be ready to transfer or get the environmental documentation ready for the LRA here
18 pretty quickly.

19
20 Some of the issues we found as we were doing the documentation is that there is one building out
21 there, Building 1028, where we have to complete the radiological surveys before we can release
22 possession to the county. Currently, Building 1028 has been surveyed by the Air Force
23 Radioisotope Committee. We refer to it as the RIC. It has been released by the RIC for
24 unrestricted use; however, we have to get that unrestricted use approval from the Department of
25 Health Services. Mr. Randy Adams helps us to facilitate that, so we expect that we should get
26 that, we're hoping, in the next 60 days. That will clear the building up. The final documentation
27
28

1 for that is scheduled for about 60 days, so the two should marry up very nicely to release those
2 buildings to the county here real soon.

3
4 The second item on your list is Building 271. That environmental documentation has been
5 completed by Environmental Management. You see the acronym there, (triple S, E-B-S)
6 SSSEBS, that stands for Site-Specific Supplemental Environmental Baseline Survey. That is the
7 actual document that reports the condition of the property. We submitted that documentation up
8 to our headquarters here this week. They'll probably take about 30 days to prepare the lease, and
9 so I would say within 45 days we will have a lease to the county of Sacramento for that property.

10
11 That is a historic building. And as I've mentioned before we have completed our programmatic
12 agreement with the State Historic Preservation Office, which allows us to transfer historic
13 property to the County of Sacramento. It lays out the responsibilities that they will have to carry
14 on after they take over the building to make sure they don't endanger the preservation of those
15 historic properties.

16
17 The third item there is the river dock, and this is a change from last time. That's on hold right
18 now. The reason why it's on hold is because the City of Sacramento has requested that property
19 under what we call a Public Benefit Conveyance. And they haven't resolved that issue on
20 whether or not they can get a sponsor for that. So, rather than burden the regulators with
21 reviewing that documentation when it may not be used for another six months, we put that on
22 hold. The document is 95 percent complete. When it gets closer to the time we need to execute,
23 we'll pull it off the shelf and start that process again.

24
25 That piece of property has some issues with it. Again, that is a historic piece of property. But
26 probably of a greater significance is that the property has some sensitive habitat on it. There's an

1 elderberry bush out at that piece of property, as well as wetlands-type vegetation along the banks
2 of the river.

3
4 You have heard us talking earlier about the biological opinion that we'll be getting in the spring
5 of next year. That biological opinion will include the mitigation-type measures that need to be in
6 place for that property to make sure we don't endanger those species in that habitat.

7
8 The next item on the list is the nuclear reactor. We're in the process of preparing the
9 documentation to turn that, as a direct transfer, over to the UC Davis Medical Center. They want
10 to use that property as research to do some of their — I think cancer treatment. That's a direct
11 transfer under special legislation that gets voted on in August. The UC regents are expected to
12 vote on whether or not they're going to officially take the property in September. We're looking
13 at a transfer in the November time frame for that piece of property.

14
15 There is a permit — we hold a Nuclear Regulatory Commission license. And the process to
16 transfer that license to the UC Davis folks is going real smooth at this point. Don't see any
17 problems with that.

18
19 The next two items have to do with — I mentioned in the onset of this briefing that our objective
20 is to transfer the property to the county and get the environmental documentation completed
21 before 13 July 2001. And in that effort, in order to accomplish that, we had to break up the base
22 into several areas in order to accomplish that goal. So what you see represented here — and
23 there's a larger version here on the poster board, if you want to take time after the meeting to see
24 it up close — it walks you through the eight groupings on the base that will allow us to transfer
25 and get the documentation complete before closure.

1 Currently, we're in the process of running through the regulatory process for the Group One
2 facilities. Those consist of about 83 facilities, some in the 600 series; it's represented by the red
3 area there. A group of buildings in the 600 series, a group of buildings in the 300 series and a
4 group of buildings in the 500 series up there — it used to be the military dorms.

5
6 The issues we're coming up on those facilities so far is there are about 14 facilities in that group
7 that either have or have had radiological issues. Of those 14 buildings, we have cleared two of
8 them. There are four other buildings where the surveys have been completed and there's no
9 indication that there's any radiological concern. Six more buildings are due to be surveyed in the
10 August time frame. And we have two other buildings that won't be vacated until either 2000 or
11 2001, so we won't start those surveys until that time.

12
13 Right now there's no indication that there's a radiological concern; however, the regulatory
14 process that we need to go through to get that approval for unrestricted use does take some time.
15 So, we're looking at having that completed by the end of the year or very shortly after that.

16
17 What that means is that we may have to delay possession — transferring possession to the county
18 for a short time for a few of those buildings until we do receive that approval for unrestricted use.

19
20 The next one on your list is Group Two. I don't have a whole lot to say about that, only that we
21 have just started that. So, we haven't worked out in detail what some of the issues are. But based
22 on early indication I suspect that we will have some buildings in there that we have to clear for
23 radiological. And again, there's early indication that we may have some asbestos that we have to
24 go and do some patching on. We're seeing that there could be some areas where some lagging on
25 some steam pipes have been disturbed and so we go into those facilities and do the patching.

1 What I invite you to do is, after the meeting take a trip over to the poster station and you can see
2 what the remaining groups are. And also with that poster station is a timeline that shows how we
3 plan to achieve our goal completing all those surveys before 13 July 2001. Any questions?
4

5 **Technical Report Review**

6

7 Mr. Del Callaway: Any questions? Thank you, Rick. We'll move on now with Technical
8 Report Review. Mr. Yarbrough.
9

10 Mr. Chuck Yarbrough: Yes, the Technical Report Review Committee met just recently and
11 we went over the various reports coming up from McClellan Air Force Base on cleanup, one of
12 them being the Record of Decision (ROD) for groundwater. What we were mainly concerned
13 about these reports was the fact that we would like to bring in an independent outside contractor
14 to go over the various cleanup activities at McClellan, on what we call a technical assistance
15 grant.
16

17 Since the last time we met on the TAPP (*Technical Assistance for Public Participation*), they call
18 it, we sent out I believe eight inquiries of different contractors to find out if they would be
19 interested in being our Technical Assistance Program representative for the RAB. And from
20 those eight inquiries, we got six responses. So our committee is going to have to meet again to go
21 over this. Anyone who wants to join us for that evening is welcome. We usually meet at 6:30 and
22 get it over as soon as we can.
23

24 But I was looking at the calendar here and we don't have a particular day set for this because we
25 didn't know exactly when the responses were going to be here. And I believe that everyone on
26 the committee got a big packet of information with all the responses, so you can go over it and
27 see what you think of each contractor and their qualifications and so forth. So, I was thinking on
28

1 a meeting to get together, go over the responses, and possibly decide on who we'd like to cover
2 what part of the reports. So far we've been talking about reports that go into the Technical
3 Assistance Program Grant.

4
5 So, what I was looking at was possibly the week after this next week. This is July 21st, which
6 would make August 5th or August 12th. I don't want it to be next week, it's a little bit soon after
7 this meeting. But, does anyone have a preference or can't attend.

8
9 Mr. Bill Gibson: I thought there was a due date of July 31st.

10
11 Mr. Chuck Yarbrough: Due date?

12
13 Mr. Bill Gibson: On the review.

14
15 Mr. Chuck Yarbrough: On which one?

16
17 Mr. Bill Gibson: All of them.

18
19 Mr. Chuck Yarbrough: On all of the reports or what?

20
21 Mr. Bill Gibson: All of the proposals.

22
23 Mr. Paul Brunner: Yes, I think that Linda Baustian, the contracting person, did ask for the
24 comments back by the end of this month, I thought.

25
26 Mr. Bill Gibson: July 31st.

1 Mr. Paul Brunner: Yes.

2
3 Mr. Chuck Yarbrough: Well, I'm going to have to call her. Maybe you can talk to her. I've
4 got a family situation coming up so I can't meet this next week.

5
6 Mr. Paul Brunner: Chuck, I'll take that on. I'll go back and talk to her and ask her to make the
7 contact, make sure it gets worked out then.

8
9 Mr. Chuck Yarbrough: So, I would prefer to have it August 5th unless somebody would
10 rather hold it off until August 12th that's on the committee that's here tonight. Do I have any
11 feedback?

12
13 Mr. Del Callaway: You decide and let us know.

14
15 Mr. Chuck Yarbrough: In that case, we'll be holding this meeting August 5th, which is
16 Thursday evening the first week in August, to be exact. That's about it from the Technical Report
17 Committee.

18
19 Mr. Del Callaway: OK. Thank you Chuck.

20
21 Mr. Bill Gibson: I'd like to make a comment on the TAPP. I attended the agency meeting
22 today and I can see a definite need for TAPP to help the RAB in trying to understand the
23 different factors which influence the decisions on the cleanup plan. There are multiple factors,
24 including the cleanup standards, the cost, the schedules, the remedies, and how the remedies are
25 implemented. And we need somebody with a technical viewpoint who can translate these into
26 common layman's language so that the RAB understands what's going on.

1 Mr. Chuck Yarbrough: You're absolutely correct, Bill. And I welcome you to come to our
2 next meeting, which will be August 5th.

3
4 Mr. Del Callaway: OK. Thanks Bill.

5
6 Mr. Bill Gibson: Since I got a review package, I guess I will have to be there.

7
8 Mr. Chuck Yarbrough: Very good.

9
10 **RAB Advisory Worksheet Report**

11
12 Mr. Paul Brunner: OK. The next item on the agenda is the Advisory Worksheet Report. I
13 believe we do not have any worksheets, so that'll go by quickly, OK?

14
15 **IRP UPDATE**

16
17 Mr. Paul Brunner: Which leaves us to the IRP update. Phil Mook from my office and Jerry
18 Vincent will also be giving an update of radiological. And, Del, in your case, when I looked at
19 the discussion on the radiological and discussion internally, I was going to ask them to go ahead
20 and move it to that subject — so verses the reuse and that, I just didn't get the impression that it
21 had to be there.

22
23 Mr. Del Callaway: OK.

24
25 Mr. Paul Brunner: So that's my issue, OK? With that, Phil you got your slides?

1 Mr. Phil Mook: Good evening. My name is Phil Mook. I am the Restoration Division chief
2 and I'll be giving our cleanup status update.

3
4 This is our standing agenda: various documents, field activities, decisions and issues, and then a
5 West Area update. This has been at the request of the RAB.

6
7 Highlighted field activities that are ongoing, these are ones that recur on a quarterly basis. We
8 have our groundwater and SVE (*Soil Vapor Extraction*) monitoring programs. We operate our
9 groundwater treatment plant. I'll be talking about that later in the briefing.

10
11 Our SVE operations: We currently have 12 sites under, or 12 areas under, SVE remediation right
12 now. And we also inspect our OU B1 cap on a quarterly basis to ensure that it's still protective.

13
14 These are activities I'm going to highlight that are not necessarily recurring, but you have
15 probably all seen these for the last couple of quarters. The field group, Jerry's group, is out doing
16 IWL, industrial waste line, inspections of both the laterals and the trunk lines. We're very close
17 to completing that effort on both. So we're looking at the end of this month for the laterals.
18 We're at the last building. The last building on the laterals and then another month and another
19 month we'll finish the trunk lines, which are the major IWL sections. Fuel lines: again this is one
20 that we're very close to finishing up, following approximately a month after the trunk lines,
21 under the assumption that we don't find any new petroleum lines.

22
23 The Groundwater Interim Record of Decisions Phase Two, the system, which I have a poster
24 board out and will be available after the meeting to talk about, is undergoing its start-up testing
25 right now. The system should be operating and accepted by the end, operating full steam by the
26 end of July, first of August. And we brought on one new SVE system at Investigative Cluster 35.

1 Next quarter, we'll finish IWL and POL, petroleum projects. Groundwater IROD Phase II will
2 have government and agency acceptance, and the system will transition into our routine
3 operations and maintenance. We will start Data Gap 4 field sampling work. This is to collect
4 additional information for our nonvolatile organic compound program.

5
6 Data Gap 5, this is one that everyone has been real interested in, and we've been talking about
7 already this evening. And that is the creek sampling so we can do our ecological assessment and
8 come to our risk determination, and get our go/no-go decision in November of this year. And we
9 will have SVE installation work this coming quarter on two more investigative clusters, 34 and
10 37.

11
12 Documents from last quarter: We delivered some primary documents, some important documents
13 last quarter including the Volatile Organic Compound Feasibility Study. This is on the process
14 toward a VOC Record of Decision. We issued that in Final Draft 3; it's out on agency review
15 right now.

16
17 We finalized a lot of interim actions for soil vapor extraction. IC-32, 34, 37, 41, and 42 that I
18 believe complete all of the planned SVE actions in our Operable Unit A, which is the east —
19 southeast portion of McClellan Air Force Base.

20
21 The CS 10, PRL 32: I put that on there because the RAB has reviewed that and put comments in
22 on that. We have incorporated those comments into that document. That is a radiological-
23 removal action.

24
25 The BRAC Cleanup Plan went final and the Community Relations Plan went final.
26
27
28

1 Next quarter the Volatile Organic Compound Feasibility Study is scheduled to go final. Our data
2 gaps for Field Sampling Plan will go final and we'll start our field work. The Five-Year-Review,
3 which is the document that looks at how our progress on cleanup and whether we're protective of
4 human health will go final. And we should deliver the VOC Proposed Plan, which is the next
5 step after the feasibility study on the road to the Record of Decision.

6
7 Some issues we have as remedial project managers with the agencies: The selection of our
8 preferred alternative for the volatile organic compounds and we're working on soil vapor
9 extraction, verification of how well soil vapor extraction is cleaning up our sites, and how we
10 would close an SVE site once it's cleaned up.

11
12 West Area updates. We completed our summer work, our late spring work, which includes
13 firebreaks around the base, mowing of the tall grass around the air field. We're working on — in
14 the spring we go out and we've done a survey to resurvey our wetlands areas to identify vernal
15 pools and other areas that may be emerging out there, and to verify our wetlands areas and
16 delineations. And the creek work is going to start, actually out in the field for approximately one
17 week on August 15th of '99. It'll be one week and that will support the ecological determination.
18 OK, I'm ready for any questions, if there are some.

19
20 Mr. Bill Gibson: I have a question, Phil.

21
22 Mr. Phil Mook: Sure.

23
24 Mr. Bill Gibson: On one page you talk about Data Gap 4 or Data Gap 5 creek sampling and
25 then next quarter is Data Gap 4 creek field sampling plan final.
26
27
28

1 Mr. Phil Mook: That's a typo. That's my fault. All Data Gap 4, I'm sorry. Even I get
2 confused. But Data Gap 4 is the nonvolatile organic compound and that is for the nature and
3 extent of nonvolatile organic compounds. Data Gap 5 is the creek work. Thank you, Bill. Jerry is
4 going to talk about radiation sites.

5
6 Mr. Jerry Vincent: Thanks, Phil. My name is Jerry Vincent. I work in Environmental
7 Management as the Restoration Operations branch chief. And Del had asked me recently to give
8 him a little update of some of the field activities that we've had in the radiological area over the
9 last six months. And so, in keeping with the request of the RAB, I'm here tonight to tell you a
10 little about where we are, what field activities have taken place. And Merianne is going to help
11 me out, when she gets back around here, because we have a little map for those of you who may
12 not know these specific sites.

13
14 The first area I want to talk about is the Dudley Boulevard site. We recently have taken a series
15 of samples around there and they were hand samples — and I think its fairly easy to read.
16 There's also a poster board here in the back and I'll be available if there are any other questions
17 or you want to look at the sites a little bit closer.

18
19 We had taken three samples from the area and took it over to our own base reactor that has a
20 biochem lab. They analyzed it and came back and said that we had radium-226. We also took
21 eight additional samples and we sent those off to Quanterra Lab, which is a lab that's off base, to
22 get further quantification of those samples, to determine exactly how many picocuries per gram
23 of radium is in the soil. That analytical is due back about mid-August, in approximately two
24 weeks. The data from that will then go into the EE/CA documents and, therefore will be able to
25 determine the exact remediation of that site. The preliminary would be surface soil scraping,
26 loading into bins and removal, and taken out to most likely EnviroCare, which is a radiological
27 licensed disposal site. It's in Utah.

1 The next item I want to talk about was the northwest taxiway. That area we took 25 samples out
2 there — again, surface soil samples. This area was — both these areas I should say, were
3 determined when we had the EPA van study that went around the base about two years ago, that
4 found sites that showed up in their drive-bys as being potential areas. Then we went with further
5 contract operations and doing the Data Gaps effort of this year, went out, delineated these areas
6 and clarified a little bit more about the breadth and depth of the type of contamination that's
7 there.

8
9 In that northwest taxiway area, originally it was 100 by 50. And when we went back in the with
10 there contractor to resurvey the area, it had grown extensively. If you go out there now, its about
11 200 by about 450. The area is tarped and covered. We took 25 surface soil samples; those
12 samples also went out to Quanterra Lab. When that analytical comes back, that will also be
13 incorporated into the documentation for the EE/CA document for the remediation of these two
14 sites that are scheduled for, I believe, early 2000. I have to check my own dates. Yes, in
15 approximately a year from now they're scheduled to be removed.

16
17 The next area I wanted to talk about was CS 10 and PRL 32. And as Phil just mentioned, those
18 EE/CA documents have been out for review and the comments are coming in now. They're
19 programmed for early 2000 for removal again — surface soil removals.

20
21 The CS 10 has a different little twist to it than most of our normal little surface areas, because it
22 was a landfill and it has some buried drums in it. We do know that the drums came out of
23 previous laboratory operations that had lab-ware in there, the different glass materials that had
24 residual radioactive materials on them. Those drums, along with the surface hot-spot areas, will
25 be removed and disposed of in accordance with the proper locations. The reason why I'm
26 quantifying that or qualifying that is that the soils may have radium and we send it out to
27 EnviroCare, but the drums may have a mixed-waste problem, which EnviroCare cannot receive

1 that. And we may end up going to another licensed radioactive disposal site that can take mixed
2 waste. And that will have to be determined once we get the materials out of the ground and we
3 get them fully characterized.

4
5 The other areas I wanted to talk about that have been recently brought up under this last Data
6 Gaps effort, which is the trenching that was done in CS 22 and 43 and 69. Those areas we did
7 some trench-delineation or we actually did trenching in there to delineate the side walls of the
8 landfill areas. During this process, there were protocols established to determine to see if we
9 found any surface organic materials to include surface radiation scans. In these three areas,
10 radium 226 was determined to be in the surface, which again requires another twist in the
11 cleanup activity. The trenching was done anywhere from 3 to 8 feet down, most of it was a
12 shallow trenching effort that — all we wanted to do is delineate the sides.

13
14 So there's clean fill over the top of it, so there's really not a surface area or a radiation exposure
15 issue, but we do know that there are small amounts of radioactive materials in that soil. So
16 they're being addressed under the non-VOC Removal Action ROD actions. Because most likely
17 what's going to happen when they go to clean out the areas is that you will have a mixed-waste
18 problem. You will have radioactive materials mixed in with some kind of a solvent or heavy
19 metals or, in essence, a mixed waste. So it will require special handling and disposal.

20
21 So those areas along with 7612, which is up by the taxiway area, which was another surface soil
22 or surface area where we found surface readings, radioactive materials will be delineated and
23 most likely be incorporated with that non-VOC ROD cleanup action.

24
25 So that was pretty much the activities that started in September. We've just completed here in
26 May, the last of the sampling activities with those Data Gaps effort. And the initial, or I won't
27 say initial, but the reports are due in mid-August to help quantify that. Are there any questions?

1 Mr. Del Callaway: Are you going to let us know when you get the reports back from the
2 samples?

3
4 Mr. Jerry Vincent: Yes. The reports will be in in mid-August and I won't be working at
5 McClellan at that time, but someone will. This is my last RAB, Del. Whip me, beat me, club me,
6 this is your last chance. Yes, I've — unbeknownst to me I got — I am traveling new paths. I'm
7 going to go work for the Corps of Engineers downtown.

8
9 Mr. Del Callaway: Well, good luck.

10
11 Mr. Chuck Yarbrough: Well, Jerry I want to say you did an outstanding job.
12 Congratulations.

13
14 Mr. Jerry Vincent: Thank you, Chuck.

15
16 Mr. Chuck Yarbrough: You will be missed.

17
18 Mr. Jerry Vincent: Well, it's been my pleasure to come up here. There's been a lot of interest.
19 I can truly say that I'm one of the luckier folks at Environmental Management, because I get to
20 go out and kick the dirt, and run around and check the bushes, and look for the birds and the bees
21 and the bugs, and not have to sit behind a desk eight hours a day or sit across the table from
22 tough people, like Alex MacDonald and Randy Adams — sit there and hold your feet to the fire
23 on this cleanup. I also had the opportunity of being able to stand there at the poster board
24 sessions since the beginning of the RAB activities, and even prior when they were Technical
25 Review meetings, that I could show the systems. I'm proud of the work that we have done. I
26 think that McClellan has taken just massive steps forward. The poster boards will show you the
27 systems that we've put in. I don't think there's another base that has made as many monumental
28

1 efforts toward cleaning up as McClellan has. And I think it really shows. You look at the
2 systems, you look at the amount of contamination of pounds of VOCs that have been removed —
3 I think it's a direct reflection on the type of individuals that are really there for the community
4 and for the base and the Air Force. So I'll get off my soap box and thanks, Del.

5
6 Mr. Del Callaway: OK, thank you. I don't know, Chuck, you won't be able to get out that
7 door now after saying that. But I tell you, truthfully, I would like to thank...

8
9 Mr. Frank Miller: Jerry?

10
11 Mr. Jerry Vincent: Yes, sir.

12
13 Mr. Frank Miller: One last shot, now that you're leaving. What's happening with the rock
14 crusher?

15
16 (Laughter)

17
18 Mr. Frank Miller: Not so fast, not so fast.

19
20 Mr. Jerry Vincent: I would have felt really bad, Frank, if you hadn't brought that up. In fact, I
21 was tempted to bring in my latest crusher poster because I — I even updated it. But for your
22 edification, the crusher is still actively working out there. It's still reducing solid waste. The
23 future plan for that is when McClellan goes on to the next stage of doing this non-VOC landfill
24 solid waste reduction, there will be a lot of construction debris that will be generated in that. And
25 the plans are to segregate those construction debris materials that are, of course noncontaminated
26 but make up a lot of the bulk of that area, and remove that out, crush it, salvage that for reusable
27 material, take the scrap metal and sell it, and be able to reduce those landfills into more reusable
28

1 property that can then be turned over. The long-range plan for the crusher, I don't think, has
2 been totally discussed. I know that Beale has had their hands up and so has Hill Air Force Base.
3 But right now it looks like it's going to go on to BCA (*Base Conversion Agency*) to be used as
4 part of our long-term cleanup.

5
6 Mr. Paul Brunner: Yes, and if we end up not using it, Beale and Hill will not have first dibs.
7 What transpires with the crusher is that it's a piece of equipment on McClellan Air Force Base
8 and the first rights to that would go to the county and the LRA for economic development as to
9 where it is. So they would have to say that they do not want it for economic development or for
10 where they are before it would go off into another government agency.

11
12 Mr. Frank Miller: Wouldn't you consider that Air Force equipment?

13
14 Mr. Paul Brunner: Within the rules of engagement with the closure, those are the rules. On a
15 closed base all equipment — unless it's mission-critical, like an 810 aircraft or something that
16 we're doing — clears through the LRA and they get first rights to refusal. It's not our choice.
17 That's just the rules of engagement that we've been told to do.

18
19 Mr. Jerry Vincent: That's why they wanted to get rid of me, Frank, before the crusher,
20 because they know there would be too many tears on my desk.

21
22 Mr. Frank Miller: Who's going to take over the crusher operations when you leave?

23
24 Mr. Jerry Vincent: Right now, most likely it will go over to the EMP side of the house in the
25 Pollution Prevention side. An individual, I don't think, has been exactly assigned to that.

26
27 Mr. Frank Miller: Any names?
28

1 Mr. Jerry Vincent: No sir, I don't. But I'm sure, Frank, that they will be standing tall in front
2 of the poster to answer any of your questions. How's that?

3
4 Mr. Del Callaway: Do you have a replacement for my chauffeur who shows me around the
5 base?

6
7 Mr. Jerry Vincent: I think that won't be a problem, Del, there are lots of folks that are more
8 than willing to take you for a ride.

9
10 (laughter)

11
12 Mr. Del Callaway: I'm sure of that. A one-way trip.

13
14 Mr. Paul Brunner: Within that, a couple of comments. The replacement for Jerry, as far as we
15 move to the future, is really Paul Bernheisel. Paul, why don't you stand up? Earlier on I talked
16 about our AFCEE counterparts coming in to work with us. He's here, he's working with us, he's
17 being cross-trained, and so we will still keep parts of my staff involved with even the rock
18 crusher and other areas. But Paul will be working with us and he's from AFCEE. He lives locally
19 in the area, but he's part of the group that will come to us from Texas.

20
21 In regard to Jerry, since he made the announcement here. You didn't do that in my director's call
22 when you went through. Jerry has done an absolutely fantastic job for us. And I want to say
23 thank you. You really have done well and I am chagrined that you're leaving, like I told you
24 when you walked in and told me. He had picked up to the priority placement listing for job
25 opportunities, which is really great. But he has done a fantastic job for us. So thank you.

1 Mr. Del Callaway: Like I say, thanks a lot, Jerry. I really appreciate all the help you gave me
2 and all the showing me around and everything. I probably — I'll go ahead and tell — I saw them
3 digging a hole underneath where they removed a tank out there. And I thought, hum, this must be
4 really contaminated. And then when the crane disappeared down in the hole I figure they hit
5 bullion down there or gold or something. So I called Jerry and they were just removing some
6 overspills or something that had happened around the tank. But I see rock going in there, is that
7 from your crusher?

8
9 Mr. Jerry Vincent: Yes.

10
11 Mr. Del Callaway: So now they are using — Frank there goes your rock down in that hole. So
12 they do good. Thanks a lot, Jerry.

13
14 **OTHER BUSINESS**

15
16 **Next RAB Agenda Topics**

17
18 Mr. Del Callaway: The next thing on the agenda is the RAB topics for the next meeting. I
19 think we'll just bypass that. It's only five minutes, but if you have anything, RAB members, that
20 you'd like on the agenda give me a call at anytime you think of it and we'll...

21
22 Mr. Bill Gibson: No worksheet?

23
24 Mr. Paul Brunner: There weren't any worksheets.

25
26 Mr. Del Callaway: We covered that.

1 Mr. Bill Gibson: I didn't hear it.

2
3 **Recap Current Action Items**

4
5 Mr. Del Callaway: OK. The next thing is to recap action items.

6
7 Ms. Roxanne Yonn: I have not recorded any action items. Are there any that the RAB members
8 wish to have on?

9
10 Mr. Del Callaway: I think Paul took out one or two.

11
12 Mr. Paul Brunner: I took one for Chuck to get back with Linda Baustian. I know for sure for
13 one.

14
15 Mr. Del Callaway: And one for Lin — what's your name, the blonde lady?

16
17 Mr. Paul Brunner: Sheila.

18
19 Ms. Sheila Guerra: What?

20
21 Mr. Del Callaway: Didn't you take out an action item for you?

22
23 Ms. Sheila Guerra: No, I think that got answered.

24
25 Mr. Del Callaway: Oh, OK.

26
27 Mr. Paul Brunner: I think so.

1 Mr. Del Callaway: OK.

2
3 Ms. Roxanne Yonn: So the one action item is that Paul will ask for an extension on the time for
4 the TAPP contract work.

5
6 Mr. Paul Brunner: Specifically the action is, I'll go back and make sure that Linda touches
7 base. Because there may be something that Linda has — that contractually she's doing that I am
8 not aware of. But I'll make sure that Linda gets back with you. And I will tell her that you want
9 an extension or need one to work through.

10
11 Mr. Chuck Yarbrough: Yes. Remind her also about our 5th of August meeting.

12
13 Mr. Paul Brunner: I'll tell her that, too.

14
15 Mr. Chuck Yarbrough: OK.

16
17 Mr. Paul Brunner: I think it will work out.

18
19 Ms. Roxanne Yonn: That's it. Thank you.

20
21 Ms. Sheila Guerra: I have a couple of things I want to mention just before you go on to public
22 comment. Our next CR meeting is in September and that will be the 15th. One other item I had, I
23 was — did everyone get one of these update newsletters in the mail? OK.

24
25 Merianne, I have a question for the van pool at McClellan. It looks like they lost a van pool. Do
26 you know when that happened, when they went down to six van pools?

1 Ms. Merianne Briggs: Sheila, I'm going to go ahead and defer that to Roxanne since she
2 did work that.

3
4 Ms. Roxanne Yonn: That happened in the last quarter. One van pool. Right.

5
6 **PUBLIC COMMENT AND QUESTIONS**

7
8 Mr. Del Callaway: OK, is that it? Public comments. Frank.

9
10 Mr. Frank Miller: Frank Miller. Earlier in tonight's meeting, Mr. Brunner mentioned that
11 there was a chemical hazardous waste spill on the base. And he alluded to a news release on that.
12 I would like to know what was the cause of that spill?

13
14 Mr. Paul Brunner: You are looking for a response right now on it? We had an incident where
15 a hazardous waste transporter who worked for my organization had loaded a drum on the truck,
16 was driving and the drum fell off the truck and broke open and caused the spill, which I said was
17 cleaned up and went away. And we had a chat with the driver of the truck as to why that took
18 place, and how come and took the actions to correct it so that doesn't occur again.

19
20 Mr. Frank Miller: You've taken action to ensure that that couldn't happen again?

21
22 Mr. Paul Brunner: I took actions to ensure that it wouldn't happen again. I can't ever
23 guarantee that it won't happen again, but I took action to ensure that a reasonable person would
24 not have it happen.

1 Mr. Frank Miller: What are these drivers going to do to ensure that it won't happen again?
2 Was it a question of they were speeding on the base and turned the corner too fast and drums
3 flew off?
4

5 Mr. Paul Brunner: No, it was a question that the driver was trying to diligently do his job. He
6 loaded it into a pallet on his truck. He had a short distance to go, he didn't tie it down quick
7 enough. He thought it was safe to do. He drove away, the pallet broke, and it fell off. He was
8 advised that that's not wise to do. He thought it was OK to do and he knew it wasn't the right
9 procedure, but he just didn't think it would happen.
10

11 Mr. Frank Miller: OK, thank you.
12

13 **CLOSING REMARK/ADJOURN**
14

15 Mr. Paul Brunner: I have no other closing remarks. I think it went well tonight.
16

17 Mr. Del Callaway: Yes. Thank you all for attending. I think it was a very good meeting and a
18 lot of information was passed. I'd like to thank Randy for showing up and all of the agency
19 participants for showing up. And our next meeting **End of Tape.**
20
21
22
23
24
25
26
27
28

RAB Public Meeting Action Items

STATUS	RESPONSE PREPARED	ACTION ITEM	CHAMPION	DATE ORIGINATED	TIMEFRAME	OTHER POC	NOTES
Open		Contact Erwin Hayer to obtain his resignation as a RAB member in writing.	Sheila Guerra	April 21, 1999 RAB Meeting	ASAP		At the June 2, 1999 RAB meeting, Del Callaway stated he would call Erwin Hayer.
Open		RAB Committees to announce their chairs at the July RAB meeting.	RAB Community Members	April 21, 1999 RAB Meeting	July 21, 1999 RAB meeting.		
Open		RAB community members request briefing on North Creeks Habitat.	Phil Mook	March 3, 1999 RAB Meeting	April 21, 1999 RAB meeting.		The Air Force does not consider the North Creeks area a high value habitat. This is an ongoing issue with negotiations continuing with the U.S. Fish & Wildlife Service and the Sacramento County Local Reuse Authority.
Open	X	Update the RAB on transition plans from EM to AFBCA at April RAB meeting	Paul Brunner	February 10, 1999, Chair Meeting	April 21, 1999		Briefed at April 21, 1999 RAB meeting. Community members asked for action item to remain open for updates.
Open		Invite representative from U.S. Fish and Wildlife Service to participate in RAB training 1999. Subject biological opinion.	Merianne Briggs	December 2, 1998	After biological opinion is published.		Training will occur when biological opinion is published. Timeframe yet to be determined.

West Area Update

- Firebreaks completed on 11 Jun
- Basewide mowing completed on 18 June
- Basewide wetland delineation ongoing, report due 27 Aug
- Data Gap 5 (Creek) sampling starting 18 Aug 99

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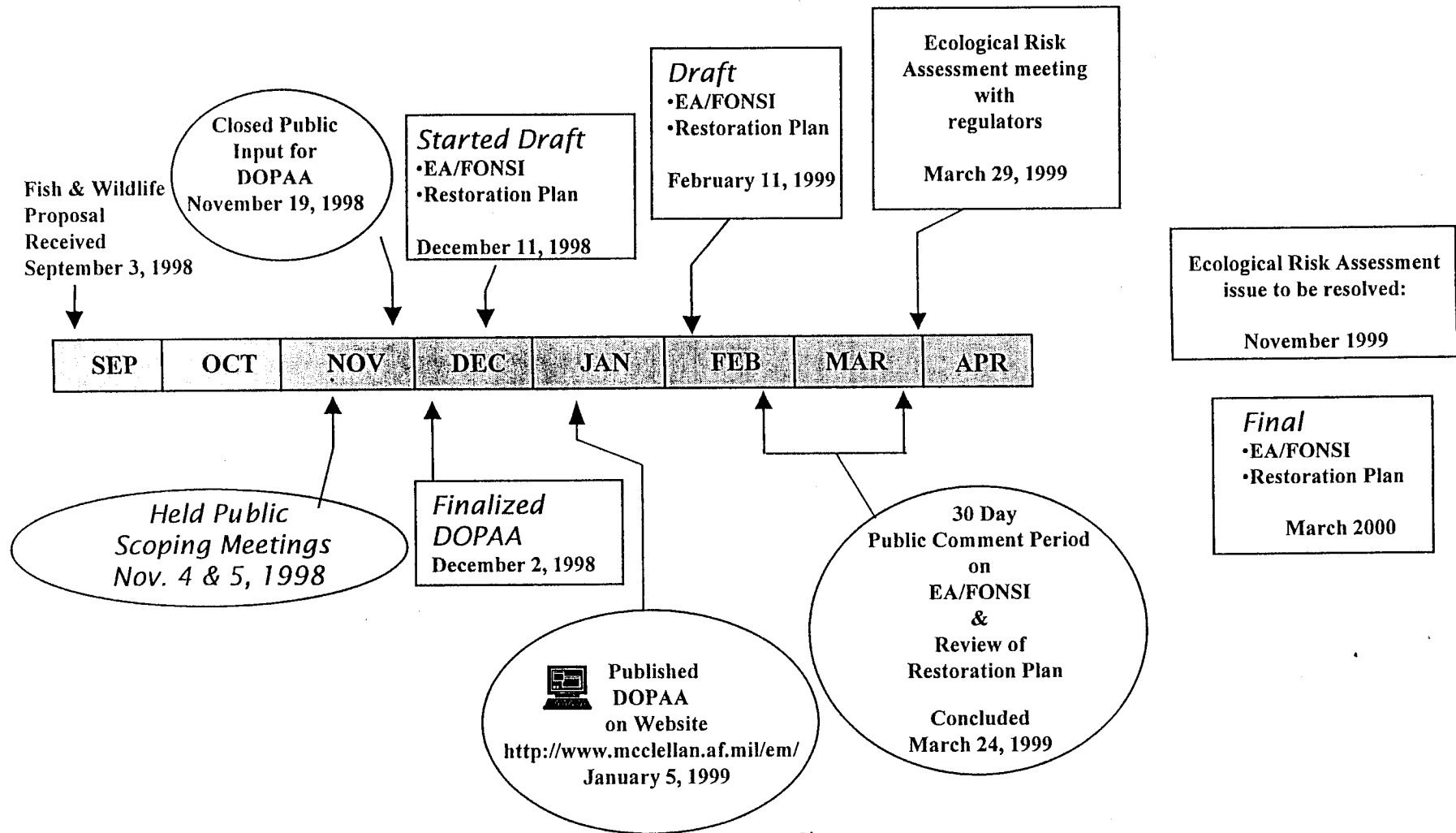
RAB Public Meeting Action Items

STATUS	RESPONSE PREPARED	ACTION ITEM	CHAMPION	DATE ORIGINATED	TIMEFRAME	OTHER POC	NOTES
Open	X	Update RAB fact sheet on the Web site.	Merianne Briggs Sheila Guerra	September 2, 1998	ASAP		Rewrite was presented to Community Relations Committee on March 17 for comment. Committee requested until next CR meeting on June 16, 1999 to respond with comments. On June 16 community members requested extension until September 15, 1999 CR meeting.
Open		Discuss need for an Alternate RAB Membership Application, as mentioned in the bylaws.	Sheila Guerra		September 16, 1998 Community Relations Committee Meeting		Draft prepared by RAB members and will be presented at next Community Relations Committee meeting. Not available at March 17, 1999 CRC meeting. Committee requested this action be held over until June 16, 1999 CRC meeting. On June 16 community members requested extension until September 15, 1999 CR meeting.

RAB Public Meeting Action Items

STATUS	RESPONSE PREPARED	ACTION ITEM	CHAMPION	DATE ORIGINATED	TIMEFRAME	OTHER POC	NOTES
Closed	X	Invite two prospective Rab members to the next Community Relations meeting on June 16.	Merianne Briggs	April 21, 1999 RAB Meeting	ASAP		Letters of invitation to June 16 CR meeting sent. The two prospective RAB members attended and were interviewed by the Community Relations Committee members. A vote on membership is scheduled for the July 21, 1999 RAB meeting.
Closed	X	Assist Imogene Zander and the Piercy's obtain base passes.	Merianne Briggs	July 15, 1998	ASAP		RAB members will make appointment with Ms. Briggs to obtain pass that is valid for one year.

West Area Restoration Timeline



Glossary:

EA/FONSI: Environmental Assessment/Finding of No Significant Impact
DOPAA: Description of Proposed Action and Alternatives

EM Support for Reuse Efforts

21 July 1999

Rick Solander

SM-ALC/EMT

643-0830 ext 381

Radiological Update

1. Dudley Road Site
 - a. Sampling – Hand augurs
11 samples taken
 - 3 samples sent to on base radiochem lab (reactor)
 - 8 samples sent to off base radiochem lab (Quanterra)
 - b. Laboratory results
On base samples identified Ra 226 as the radioactive component
Quanterra results due in mid-August
 - c. Reports
Data will be evaluated and placed into OU A RICS document
EE/EC document for Dudley Road and the Northwest Taxiway
 - d. Action
Removal action will happen in about one year
2. Northwest Taxiway
 - a. Sampling – Hand augurs
25 Samples sent to off base radiochem lab (Quanterra)
 - b. Laboratory results
Quanterra results due in mid-August
 - c. Reports
EE/EC document for Dudley Road and the Northwest Taxiway
 - d. Action
Removal action will happen in about one year
3. CS-10 & PRL 32
Radiation remediation on schedule for May – June 00
4. Building 252
 - a. Characterization to continue under Data Gap 4 effort.
 - b. Information should be available in early calendar year 00
 - c. Removal action will happen in late calendar year 01
5. CS-22, CS-43, CS-69 and 7612 Taxiway Site
 - a. Recommended to be worked in the Non-VOC cleanup process.
6. Questions

Cleanup Status

Philip Mook

Restoration Division Chief

Environmental Management

643-0830x327

Agenda

- Highlighted Documents
- Highlighted Field Activities
- Remedial Project Managers Decisions and Issues
- West Area Update

Highlighted Field Activities

- Ongoing Activities
 - Soils and Groundwater Monitoring Program
 - Groundwater Treatment Plant
 - SVE operations
 - Quarterly inspection of OUB1 capping actions

Highlighted Field Activities (cont.)

- Last Quarter
 - Industrial Wastewater Line (IWL) lateral inspection and repair (38,000 ft to date, 96% complete, ECD 1 Aug 99)
 - IWL Trunk Line inspection and repair (45,000 ft to date, 2 repairs ongoing, ECD 1 Sep 99)
 - Fuel Line (POL) inspection and repair (31,000 ft to date, 96% complete, ECD 30 Sep 99)
 - Groundwater IROD (Phase 2)
 - System startup testing underway, ECD 1 Aug 99
 - IC 35 SVE Operational

Highlighted Field Activities (cont.)

- Next Quarter
 - IWL, POL projects
 - Groundwater IROD (Phase 2)
 - Government and Agency Acceptance
 - System transition into routine O&M
 - Creek Field Sampling
 - SVE installation work at IC 34

Documents Highlighted from Last Quarter

- VOC FS Draft Final 3
- Several SVE EE/CA Final Documents
 - ICs 32, 34, 37, 41, and 42
- CS-10/PRL-32 EE/CA Draft Final
- BRAC Cleanup Plan (BCP) Final
- Community Relations Plan (CRP) Final

Documents Highlighted for Next Quarter

- VOC FS Final
- Data Gap 5 (Creeks) FSP Final
- Five Year Review Final
- VOC Proposed Plan Draft
 - Delay until October

Remedial Project Managers (RPMs) Decisions and Issues

- Selection of Preferred Alternative for VOC cleanup in soils and groundwater
- SVE Operation, Monitoring and Closure

Remedial Project Managers (RPMs) Decisions and Issues

- Selection of Preferred Alternative for VOC cleanup in soils and groundwater
- SVE Operation, Monitoring and Closure

1 Mr. Chuck Yarbrough: I'd like to know or have a clarification of what closure you're
2 talking about. Are you just talking about closing this building for — to no longer be used? Is that
3 what you're talking about when you say closure here? Are you talking about ripping the building
4 out, ripping the concrete up? So, what are you talking about?

5
6 Mr. Paul Brunner: Well, today, Chuck, on 624-D, the building is gone. The floor of the
7 building has some PCB contamination on the concrete that is there. As we go through with the
8 Title 22 rules and regulations, there's a requirement for us to have the facility cleaned up and the
9 contamination removed there. So the closure plan would specify how the concrete is being torn
10 out and removed and disposed of.

11
12 Mr. Chuck Yarbrough: So, you are taking the concrete out?

13
14 Mr. Paul Brunner: Yeah, the closure plan would take the concrete out and remove it.

15
16 Mr. Chuck Yarbrough: So, I don't understand this and there's certainly a different criteria
17 here than Building 652, whereas we had mercury contamination, whereas we had what was left,
18 radiation contamination, and whereas it was considered restoration.

19
20 Mr. Paul Brunner: Well, the timing goes back to — it's 252 with the mercury.

21
22 Mr. Chuck Yarbrough: Right, I know where that one is, but I was referring to Building
23 6(52), let's see, 25(2), the one with mercury and the radiation.

24
25 Mr. Paul Brunner: Yes, it was 252

26
27 Mr. Chuck Yarbrough: Two-fifty-two?